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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 02, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3210
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 018
PARCEL ADDRESS:	0345 CALIFORNIA ST, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$187,206,438.00
APPLICANT'S OPINION:	$116,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3211
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 019
PARCEL ADDRESS:	0345 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,913,281.00
APPLICANT'S OPINION:	$13,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3212
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 020
PARCEL ADDRESS:	0345 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,652,519.00
APPLICANT'S OPINION:	$19,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0301
APPLICANT:	X-4 DOLPHIN, LLC
PARCEL NO.:	3940 001
PARCEL ADDRESS:	0409 - 4990 ILLINOIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$161,728,787.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1083
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 018
PARCEL ADDRESS:	0345 CALIFORNIA ST, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$187,079,743.00
APPLICANT'S OPINION:	$139,316,984.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1084
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 019
PARCEL ADDRESS:	0345 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,861,346.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1085
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 020
PARCEL ADDRESS:	0345 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,577,502.00
APPLICANT'S OPINION:	$23,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1204
APPLICANT:	FORWARD ONE LLC
PARCEL NO.:	3708 029
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	To Consider Written Stipulation for Decline in Value
CURRENT ASSESSMENT:	$31,138,028.00
APPLICANT'S OPINION:	$17,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1205
APPLICANT:	FORWARD ONE LLC
PARCEL NO.:	3708 028
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	To Consider Written Stipulation for Decline in Value
CURRENT ASSESSMENT:	$77,864,869.00
APPLICANT'S OPINION:	$42,619,800.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1229
APPLICANT:	MONTGOMERY BUILDING, INC.
PARCEL NO.:	0208 026
PARCEL ADDRESS:	0601 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$102,245,836.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1233
APPLICANT:	KYO-YA HOTELS & RESORTS LP
PARCEL NO.:	3707 044
PARCEL ADDRESS:	0111 - 0127 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,727,430.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1234
APPLICANT:	KYO-YA HOTELS & RESORTS LP
PARCEL NO.:	3707 052
PARCEL ADDRESS:	0002 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$128,133,865.00
APPLICANT'S OPINION:	$70,347,236.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, April 03, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5079
APPLICANT:	ALMENDARES, GRIMILDA
PARCEL NO.:	6529 027
PARCEL ADDRESS:	3421 25TH ST, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$429,646.00
APPLICANT'S OPINION:	$118,891.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5106
APPLICANT:	BEBO INC.
PARCEL NO.:	2009211209
PARCEL ADDRESS:	
TOPIC:	Other
CURRENT ASSESSMENT:	$1,628,950.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5615
APPLICANT:	TRITON CONTAINER INTERNATIONAL
PARCEL NO.:	2004520756
PARCEL ADDRESS:	00000055 0000GREEN ST, 0500
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,268,287.00
APPLICANT'S OPINION:	$1,601,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5616
APPLICANT:	TRITON CONTAINER INTERNATIONAL
PARCEL NO.:	2005520814
PARCEL ADDRESS:	00000055 0000GREEN ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,654,414.00
APPLICANT'S OPINION:	$1,601,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5617
APPLICANT:	TRITON CONTAINER INTERNATIONAL
PARCEL NO.:	2006520985
PARCEL ADDRESS:	00000055 0000GREEN ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,556,020.00
APPLICANT'S OPINION:	$1,601,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5618
APPLICANT:	TRITON CONTAINER INTERNATIONAL
PARCEL NO.:	2007520873
PARCEL ADDRESS:	00000055 0000GREEN ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,399,094.00
APPLICANT'S OPINION:	$1,601,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5619
APPLICANT:	THE CONTAINER STORE
PARCEL NO.:	2009901234
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,885,077.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5620
APPLICANT:	THE CONTAINER STORE
PARCEL NO.:	2009901233
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,972,786.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5621
APPLICANT:	THE CONTAINER STORE
PARCEL NO.:	2009901232
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,948,258.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5622
APPLICANT:	THE CONTAINER STORE
PARCEL NO.:	2009901231
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,994,461.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2175
APPLICANT:	SHIM, TOM
PARCEL NO.:	2979 012
PARCEL ADDRESS:	0820 - 0824 ULLOA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,299,870.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2176
APPLICANT:	SHIM, TOM
PARCEL NO.:	2979 012
PARCEL ADDRESS:	0820 - 0824 ULLOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,376,152.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2177
APPLICANT:	DONAHUE, RICHARD
PARCEL NO.:	2979 013
PARCEL ADDRESS:	0840 - 0850 ULLOA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,199,880.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2178
APPLICANT:	DONAHUE, RICHARD
PARCEL NO.:	2979 013
PARCEL ADDRESS:	0840 - 0850 ULLOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,270,294.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, April 3, 2012, at 9:30 a.m.

Present: Fred Perez, John McGary and Edward Campaña

Quorum present

Chairperson: Edward Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2176	Tom Shim	Verbal Stipulation Approved
2010-2178	Richard Donahue	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5106	Bebo Inc.	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5079	Grimilda Almendares	Withdrawn
2009-5615	Triton Container Internation	Postponed
2009-5616	Triton Container Internation	Postponed
2009-5617	Triton Container Internation	Postponed
2009-5618	Triton Container Internation	Postponed
2009-5619	The Container Store	Withdrawn
2009-5620	The Container Store	Withdrawn
2009-5621	The Container Store	Withdrawn
2009-5622	The Container Store	Withdrawn
2010-2175	Tom Shim	Postponed
2010-2177	Richard Donahue	Postponed

There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene Thursday, April 5, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board April 5, 2012

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ASSESSMENT APPEALS BOARD
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Room 406, City Hall
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1118
APPLICANT:	ALHAMBRA ASSOCIATES
PARCEL NO.:	0242 013
PARCEL ADDRESS:	0770 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,452,061.00
APPLICANT'S OPINION:	$4,472,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1119
APPLICANT:	McALPIN APARTMENTS, LLC
PARCEL NO.:	0285 003
PARCEL ADDRESS:	0427 - 0439 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,708,234.00
APPLICANT'S OPINION:	$3,425,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1121
APPLICANT:	1430 VAN NESS PARTNERS
PARCEL NO.:	0667 011
PARCEL ADDRESS:	1480 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,652,122.00
APPLICANT'S OPINION:	$3,991,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1136
APPLICANT:	PHAM, PHUONG THANH
PARCEL NO.:	0798 031
PARCEL ADDRESS:	0930 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,588,788.00
APPLICANT'S OPINION:	$1,553,350.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1140
APPLICANT:	EURO PROPERTIES, LLC
PARCEL NO.:	0023 002
PARCEL ADDRESS:	0505 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,420,466.00
APPLICANT'S OPINION:	$3,852,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1172
APPLICANT:	MXB FAMILY LP
PARCEL NO.:	0165 022
PARCEL ADDRESS:	0717 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,468,005.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1731
APPLICANT:	MXB FAMILY LP
PARCEL NO.:	0165 022
PARCEL ADDRESS:	0717 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,569,418.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1888
APPLICANT:	TP PHAM, LLC
PARCEL NO.:	0798 031
PARCEL ADDRESS:	0930 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,608,277.00
APPLICANT'S OPINION:	$1,304,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2312
APPLICANT:	McALPIN APARTMENTS, LLC
PARCEL NO.:	0285 003
PARCEL ADDRESS:	0427 - 0439 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,751,216.00
APPLICANT'S OPINION:	$2,875,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2348
APPLICANT:	ALHAMBRA ASSOCIATES
PARCEL NO.:	0242 013
PARCEL ADDRESS:	0770 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,508,173.00
APPLICANT'S OPINION:	$3,754,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 3, 2012, at 1:35 p.m.

Present: Edward Campaña, Richard Lee and Jeff Morris

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A 8
#2
4/3/12

Appeal No.	Name	Disposition
2010-1140	Euro Properties, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1118	Alhambra Associates	Withdrawn
2010-1119	McAlpin Apartments, LLC	Postponed
2010-1121	1430 Van Ness Partners	Withdrawn
2010-1136	Phuong Thanh Pham	Postponed
2010-1172	MXB Family LP	Withdrawn
2011-1731	MXB Family LP	Withdrawn
2011-1888	TP Pham, LLC	Postponed
2011-2312	McAlpin Apartments, LLC	Postponed
2011-2348	Alhambra Associates	Withdrawn

There being no further business, the Board, at the hour of 2:16 p.m., recessed to reconvene Thursday, April 5, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board April 5, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 04, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
H82
#1
4/4/12

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3208
APPLICANT:	GAP, INC. (LESSEE)
PARCEL NO.:	3705Z002
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$105,726,775.00
APPLICANT'S OPINION:	$52,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3290
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$167,087,445.00
APPLICANT'S OPINION:	$50,116,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
MAR 29 2012
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1146
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0108 007
PARCEL ADDRESS:	1160 BATTERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$62,284,946.00
APPLICANT'S OPINION:	$18,684,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1147
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0108 007
PARCEL ADDRESS:	1160 BATTERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$62,760,440.00
APPLICANT'S OPINION:	$18,826,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1148
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0085 048
PARCEL ADDRESS:	1355 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$18,995,759.00
APPLICANT'S OPINION:	$5,698,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1149
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0085 048
PARCEL ADDRESS:	1355 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$19,112,673.00
APPLICANT'S OPINION:	$5,733,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1150
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 010
PARCEL ADDRESS:	0101 GREENWICH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$29,865,664.00
APPLICANT'S OPINION:	$8,371,630.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1151
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 010
PARCEL ADDRESS:	0101 GREENWICH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$30,387,832.00
APPLICANT'S OPINION:	$9,115,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1152
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 009
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$620,177.00
APPLICANT'S OPINION:	$186,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1153
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 009
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$626,045.00
APPLICANT'S OPINION:	$188,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1154
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 008
PARCEL ADDRESS:	1265 BATTERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,410,553.00
APPLICANT'S OPINION:	$5,223,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1155
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 008
PARCEL ADDRESS:	1265 BATTERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,660,624.00
APPLICANT'S OPINION:	$5,298,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1156
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0083 001
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,756,180.00
APPLICANT'S OPINION:	$3,226,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1157
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0083 001
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,759,303.00
APPLICANT'S OPINION:	$3,227,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1158
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0080 011
PARCEL ADDRESS:	1425 - 1485 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,593,378.00
APPLICANT'S OPINION:	$5,278,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1159
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0080 011
PARCEL ADDRESS:	1425 - 1485 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,689,245.00
APPLICANT'S OPINION:	$5,306,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1320
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0080 011
PARCEL ADDRESS:	1425 - 1485 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,360,260.00
APPLICANT'S OPINION:	$5,521,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1321
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 008
PARCEL ADDRESS:	1265 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,330,545.00
APPLICANT'S OPINION:	$5,512,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1322
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 010
PARCEL ADDRESS:	0101 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,740,181.00
APPLICANT'S OPINION:	$9,678,630.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1323
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0085 048
PARCEL ADDRESS:	1355 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,837,687.00
APPLICANT'S OPINION:	$5,965,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1470
APPLICANT:	CA-580 CALIFORNIA STREET, LP
PARCEL NO.:	0240 007
PARCEL ADDRESS:	0580 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$101,078,708.00
APPLICANT'S OPINION:	$50,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1526
APPLICANT:	GAP, INC.
PARCEL NO.:	3705Z002
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$105,476,202.00
APPLICANT'S OPINION:	$52,730,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

24) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2068
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$163,837,921.00
APPLICANT'S OPINION:	$50,121,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

SF
A82
#1
4/5/12

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 05, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5578
APPLICANT:	300 CALIFORNIA PARTNERS, LLC
PARCEL NO.:	0238 002
PARCEL ADDRESS:	3000 - 3200 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$50,400,000.00
APPLICANT'S OPINION:	$37,997,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0522
APPLICANT:	120 HOWARD STREET LLC
PARCEL NO.:	3717 019
PARCEL ADDRESS:	0120 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,780,001.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1088
APPLICANT:	GAP, INC.
PARCEL NO.:	3769 002A
PARCEL ADDRESS:	0001 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,597,299.00
APPLICANT'S OPINION:	$29,087,191.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1259
APPLICANT:	BRCP 550 KEARNY, LLC
PARCEL NO.:	0240 016
PARCEL ADDRESS:	0530 - 0550 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$59,019,790.00
APPLICANT'S OPINION:	$41,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1260
APPLICANT:	BRCP 1390 MARKET, LLC
PARCEL NO.:	0813 009
PARCEL ADDRESS:	1390 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,329,910.00
APPLICANT'S OPINION:	$24,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1319
APPLICANT:	300 CALIFORNIA PARTNERS LLC
PARCEL NO.:	0238 002
PARCEL ADDRESS:	3000 - 3200 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,286,163.00
APPLICANT'S OPINION:	$15,385,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1168
APPLICANT:	BRCP 1390 MARKET, LLC
PARCEL NO.:	0813 009
PARCEL ADDRESS:	1390 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,663,713.00
APPLICANT'S OPINION:	$21,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1750
APPLICANT:	300 CALIFORNIA PARTNERS LLC
PARCEL NO.:	0238 002
PARCEL ADDRESS:	3000 - 3200 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,672,346.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 5, 2012, at 9:51 a.m.

Present: Gregory Blaine, Edward Campaña and Jeff Morris

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1319	300 California Partners, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5578	300 California Partners, LLC	Withdrawn
2010-0522	120 Howard Street, LLC	Withdrawn
2010-1088	GAP, Inc.	Withdrawn
2010-1259	BRCP 550 Kearny, LLC	Withdrawn
2010-1260	BRCP 1390 Market, LLC	Withdrawn
2011-1168	BRCP 1390 Market, LLC	Withdrawn
2011-1750	300 California Partners, LLC	Postponed

There being no further business, the Board, at the hour of 10:12 a.m., recessed to reconvene Monday, April 10, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 23, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, April 05, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1422
APPLICANT:	PENNELL, ANDREW
PARCEL NO.:	6718 009
PARCEL ADDRESS:	0442 ARLINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,032,224.00
APPLICANT'S OPINION:	$769,040.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1438
APPLICANT:	SUNHILL CORPORATION
PARCEL NO.:	1434 020
PARCEL ADDRESS:	3842 3854 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,968,572.00
APPLICANT'S OPINION:	$2,381,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
MAR 29 2012
Assessment Appeals Board
03-30-12A08:34 RCVD

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1440
APPLICANT:	AZAR ASSOCIATES LLC
PARCEL NO.:	7143 033
PARCEL ADDRESS:	5894 - 5898 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,193,624.00
APPLICANT'S OPINION:	$716,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1651
APPLICANT:	EHRLICH, DAVID
PARCEL NO.:	7538 037
PARCEL ADDRESS:	0290 BEACON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,327,292.00
APPLICANT'S OPINION:	$796,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1653
APPLICANT:	183 TOWNSEND CORPORATION
PARCEL NO.:	5264 049
PARCEL ADDRESS:	0500 SELBY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,739,581.00
APPLICANT'S OPINION:	$4,644,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1678
APPLICANT:	FEIGENBAUM, JERROLD
PARCEL NO.:	2608 012
PARCEL ADDRESS:	0064 - 0066 BUENA VISTA TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,166,254.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1681
APPLICANT:	JIMENEZ, DANIEL
PARCEL NO.:	4993 008
PARCEL ADDRESS:	1033 JAMESTOWN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$387,084.00
APPLICANT'S OPINION:	$270,004.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1745
APPLICANT:	MUROLO FAMILY TRUST
PARCEL NO.:	0912 007
PARCEL ADDRESS:	3838 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,424,856.00
APPLICANT'S OPINION:	$926,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1783
APPLICANT:	DEWAR, HOWARD
PARCEL NO.:	3103 012
PARCEL ADDRESS:	1600 MONTEREY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,035,120.00
APPLICANT'S OPINION:	$1,821,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2663
APPLICANT:	HOVORKA, TOM
PARCEL NO.:	3504 047
PARCEL ADDRESS:	0042 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,113,351.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2664
APPLICANT:	HOVORKA, TOM
PARCEL NO.:	3504 002
PARCEL ADDRESS:	0020 BRADY ST,
TOPIC:	Deeline in Value
CURRENT ASSESSMENT:	$632,818.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2665
APPLICANT:	HOVORKA, TOM
PARCEL NO.:	3504 011
PARCEL ADDRESS:	0040 BRADY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$527,345.00
APPLICANT'S OPINION:	$370,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, April 5, 2012, at 1:35 p.m.

Present: Edward Campaña, Mervin Conlan and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1681	Daniel Jimenez	Submitted
2010-1783	Howard DeWar	Verbal Stipulation Approved

At the hour of 1:57 p.m. the Board went into closed session to deliberate the above-referenced submitted application. The Board reconvened in open session at 2:15 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1681	Daniel Jimenez	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1422	Andrew Pennell	Postponed
2010-1438	Sunhill Corporation	Withdrawn
2010-1440	Azar Associates, LLC	Withdrawn
2010-1651	David Ehrlich	Withdrawn
2010-1653	183 Townsend Corporation	Withdrawn
2010-1678	Jerrold Feigenbaum	Withdrawn
2010-1745	Murolo Family Trust	Withdrawn
2010-2663	Tom Hovorka	Postponed
2010-2664	Tom Hovorka	Postponed
2010-2665	Tom Hovorka	Postponed

There being no further business, the Board, at the hour of 3:35 p.m., recessed to reconvene Friday, April 6, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, April 06, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, April 06, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1760
APPLICANT:	DIABASE LLC
PARCEL NO.:	3552 043
PARCEL ADDRESS:	1417 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,118,890.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2067
APPLICANT:	CATELLUS OPERATING LP
PARCEL NO.:	8723 008
PARCEL ADDRESS:	0601 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,792,071.00
APPLICANT'S OPINION:	$9,260,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2071
APPLICANT:	1500 PAGE STREET LLC
PARCEL NO.:	1223 004
PARCEL ADDRESS:	1500 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,958,112.00
APPLICANT'S OPINION:	$1,460,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2077
APPLICANT:	POTTERY BARN #492
PARCEL NO.:	2010204204
PARCEL ADDRESS:	2390 MARKET ST,
TOPIC:	
CURRENT ASSESSMENT:	$4,388,279.00
APPLICANT'S OPINION:	$2,181,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2122
APPLICANT:	444 DE HARO-VEF VI LLC
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,670,061.00
APPLICANT'S OPINION:	$11,626,001.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2143
APPLICANT:	CRESS CDO 2008-1 MARINA
PARCEL NO.:	3534 026A
PARCEL ADDRESS:	0055 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,669,858.00
APPLICANT'S OPINION:	$502,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2144
APPLICANT:	CRESS CDO 2008-1 MARINA
PARCEL NO.:	3644 020
PARCEL ADDRESS:	1200 - 1210 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,757,406.00
APPLICANT'S OPINION:	$1,426,836.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2145
APPLICANT:	CRESS CDO 2008-1 MARINA
PARCEL NO.:	3595 048
PARCEL ADDRESS:	3440 20TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,478,010.00
APPLICANT'S OPINION:	$2,244,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2146
APPLICANT:	CRESS CDO 2008-1 MARINA
PARCEL NO.:	1014 006
PARCEL ADDRESS:	0349 CHERRY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,114,603.00
APPLICANT'S OPINION:	$934,001.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2147
APPLICANT:	CRESS CDO 2008-1 MARINA
PARCEL NO.:	0912 005
PARCEL ADDRESS:	3830 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,632,563.00
APPLICANT'S OPINION:	$1,689,884.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2148
APPLICANT:	CRESS CDO 2008-1 MARINA
PARCEL NO.:	1185 025
PARCEL ADDRESS:	0654 CENTRAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,884,658.00
APPLICANT'S OPINION:	$564,912.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2377
APPLICANT:	LEUNG, WAI
PARCEL NO.:	3148 004
PARCEL ADDRESS:	4592 - 4594 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$986,038.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2379
APPLICANT:	PENA, TOMAS
PARCEL NO.:	3596 009
PARCEL ADDRESS:	2344 - 2348 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$931,078.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2385
APPLICANT:	ROWLEY, FLOYD
PARCEL NO.:	3578 077
PARCEL ADDRESS:	0570 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,295.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, April 09, 2012
1:30 PM

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2414
APPLICANT:	GALLAGHER, PATRICK
PARCEL NO.:	8702 622
PARCEL ADDRESS:	0290 KING ST, #O-10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,010,386.00
APPLICANT'S OPINION:	$1,558,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2440
APPLICANT:	SENTINEL CREMATION SOCIETIES, RESTLAND FUNERAL HOME &
PARCEL NO.:	1084 002
PARCEL ADDRESS:	0001 LORAINE CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,632,242.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2534
APPLICANT:	CRAWFORD, ZELTE
PARCEL NO.:	0817 034
PARCEL ADDRESS:	0332 0338 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,526,374.00
APPLICANT'S OPINION:	$1,007,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2535
APPLICANT:	CRAWFORD, ZELTE
PARCEL NO.:	3556 035
PARCEL ADDRESS:	0219 0221 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,444,913.00
APPLICANT'S OPINION:	$1,048,536.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2536
APPLICANT:	CRAWFORD, ZELTE
PARCEL NO.:	0243 026
PARCEL ADDRESS:	0123 JOICE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,397,474.00
APPLICANT'S OPINION:	$908,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2551
APPLICANT:	BILL ME LATER DBA: EBAY INC.
PARCEL NO.:	2010400742
PARCEL ADDRESS:	00000353 0000SACRAMENTO ST, 0300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$947,306.00
APPLICANT'S OPINION:	$65,739.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2556
APPLICANT:	GIBRAN FARRAH REVOC TR
PARCEL NO.:	3513 196
PARCEL ADDRESS:	1350 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$432,559.00
APPLICANT'S OPINION:	$215,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2557
APPLICANT:	GIBRAN FARRAH REVOC TR
PARCEL NO.:	3513 197
PARCEL ADDRESS:	1350A STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$432,559.00
APPLICANT'S OPINION:	$215,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2558
APPLICANT:	GIBRAN FARRAH REVOC TR
PARCEL NO.:	3513 198
PARCEL ADDRESS:	1352 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$432,559.00
APPLICANT'S OPINION:	$215,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2559
APPLICANT:	GIBRAN FARRAH REVOC TR
PARCEL NO.:	3513 199
PARCEL ADDRESS:	1352A STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$432,559.00
APPLICANT'S OPINION:	$215,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2560
APPLICANT:	GIBRAN FARRAH REVOC TR
PARCEL NO.:	3513 200
PARCEL ADDRESS:	1354 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$432,559.00
APPLICANT'S OPINION:	$215,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2561
APPLICANT:	GIBRAN FARRAH REVOC TR
PARCEL NO.:	3513 201
PARCEL ADDRESS:	1354A STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$432,559.00
APPLICANT'S OPINION:	$215,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2700
APPLICANT:	ZIENTARA, ANISSA
PARCEL NO.:	3598 126
PARCEL ADDRESS:	3617 19TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$866,673.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, April 9, 2012, at 1:30 p.m.

Present: Jeff Morris, Mervin Conlan and John McGary

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2534	Zelte Crawford	Verbal Stipulation Approved
2010-2535	Zelte Crawford	Submitted
2010-2700	Anissa Zientara	Submitted

At the hour of 3: 00 p.m. the Board went into closed session to deliberate the above two cases taken under submission. The Board reconvened in open session at 3:25 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2535	Zelte Crawford	A.V.Lowered (Assessor)
2010-2700	Anissa Zientara	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2551	Bill Me Later DBA: Ebay Inc.	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2414	Patrick Gallagher	Postponed
2010-2440	Sentinel Cremation Societies	Postponed
2010-2536	Zelte Crawford	Postponed
2010-2556	Gibran Farrah Revoc Tr	Postponed
2010-2557	Gibran Farrah Revoc Tr	Postponed
2010-2558	Gibran Farrah Revoc Tr	Postponed
2010-2559	Gibran Farrah Revoc Tr	Postponed
2010-2560	Gibran Farrah Revoc Tr	Postponed
2010-2561	Gibran Farrah Revoc Tr	Postponed

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There being no further business, the Board, at the hour of 3:35 p.m., recessed to reconvene Tuesday, April 10, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 10, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, April 10, 2012
9:30 AM

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2670
APPLICANT:	MACY'S DEPARTMENT STORES INC.
PARCEL NO.:	2010200345
PARCEL ADDRESS:	00000170 0000OFARRELL ST, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$24,642,555.00
APPLICANT'S OPINION:	$17,110,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2675
APPLICANT:	HUEY, FABIAN
PARCEL NO.:	0946 005
PARCEL ADDRESS:	2600 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,171,843.00
APPLICANT'S OPINION:	$5,312,170.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2706
APPLICANT:	BO, YAO
PARCEL NO.:	7246 016
PARCEL ADDRESS:	0063 INVERNESS DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$842,997.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2717
APPLICANT:	COOPER PUGEDA MANAGEMENT, LLC
PARCEL NO.:	3513 054
PARCEL ADDRESS:	0065 MCCOPPIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,505,004.00
APPLICANT'S OPINION:	$737,452.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2732
APPLICANT:	BASTANI, ALI
PARCEL NO.:	1002 010
PARCEL ADDRESS:	2808 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,699,667.00
APPLICANT'S OPINION:	$1,440,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2735
APPLICANT:	LAKE DISTRICT PROPERTY LLC
PARCEL NO.:	1364 004
PARCEL ADDRESS:	0125 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,765,288.00
APPLICANT'S OPINION:	$1,306,514.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2737
APPLICANT:	DOUBLEDAY, CYNTHIA
PARCEL NO.:	1175 137
PARCEL ADDRESS:	2001 MCALLISTER ST, 254
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$828,033.00
APPLICANT'S OPINION:	$785,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2739
APPLICANT:	KINDRED HEALTHCARE, INC.
PARCEL NO.:	2139 026
PARCEL ADDRESS:	2043 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,185,356.00
APPLICANT'S OPINION:	$3,277,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2741
APPLICANT:	MEROLLA, RICHARD
PARCEL NO.:	6545 041
PARCEL ADDRESS:	4367 25TH ST, A
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,410,000.00
APPLICANT'S OPINION:	$1,220,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2746
APPLICANT:	WOO, LIYUAN
PARCEL NO.:	2713 002D
PARCEL ADDRESS:	0028 SHORT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,351,789.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2764
APPLICANT:	MEROLLA, RICHARD
PARCEL NO.:	6545 041
PARCEL ADDRESS:	4367 25TH ST, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,463,484.00
APPLICANT'S OPINION:	$1,220,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2777
APPLICANT:	LEE, PETER
PARCEL NO.:	2407 001
PARCEL ADDRESS:	2409 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,991,236.00
APPLICANT'S OPINION:	$1,943,737.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2795
APPLICANT:	GRENDAHL, REN
PARCEL NO.:	0026 013
PARCEL ADDRESS:	0838 0842 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,070,528.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, April 10, 2012, at 9:30 a.m.

Present: Mervin Conlan, John McGary and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2706	Yao Bo	Submitted
2010-2737	Cynthia Doubleday	A.V.Lowered (Assessor)
2010-2741	Richard Merolla	Submitted
2010-2746	Liyuan Woo	Verbal Stipulation Approved
2010-2764	Richard Merolla	Verbal Stipulation Approved

At the hour of 11:10 a.m. the Board went into closed session to deliberate the above two cases taken under submission. The Board reconvened in open session at 11:30 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2706	Yao Bo	Denied
2010-2741	Richard Merolla	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2732	Ali Bastani	Denied-No Show
2010-2795	Ren Grendahl	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2670	Macy's Department Stores Inc.	Postponed
2010-2675	Fabian Huey	Postponed
2010-2717	Cooper Pugeda Management	Postponed
2010-2735	Lake District Property LLC	Postponed
2010-2739	Kindred Healthcare, Inc.	Withdrawn
2010-2777	Peter Lee	Postponed

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There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Thursday, April 12, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board April 12, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 10, 2012
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0255
APPLICANT:	LBA REALTY FUND III
PARCEL NO.:	3783 007
PARCEL ADDRESS:	0600 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,618,940.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0470
APPLICANT:	2550 VAN NESS SF, LLC
PARCEL NO.:	0526 021
PARCEL ADDRESS:	2550 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$22,730,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0471
APPLICANT:	2550 VAN NESS SF, LLC
PARCEL NO.:	0526 021
PARCEL ADDRESS:	2550 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,730,000.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0472
APPLICANT:	2550 VAN NESS SF, LLC
PARCEL NO.:	0526 021
PARCEL ADDRESS:	2550 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,184,600.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0473
APPLICANT:	2550 VAN NESS SF, LLC
PARCEL NO.:	0526 021
PARCEL ADDRESS:	2550 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,129,652.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0922
APPLICANT:	ZAVALA FAMILY REVOC TRUST
PARCEL NO.:	3762 019
PARCEL ADDRESS:	0546 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,933,407.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1034
APPLICANT:	300 PROSPECT PROPERTIES INC
PARCEL NO.:	0267 016
PARCEL ADDRESS:	0160 0180 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,816,638.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1944
APPLICANT:	LBA REALTY FUND III
PARCEL NO.:	3783 007
PARCEL ADDRESS:	0600 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,555,852.00
APPLICANT'S OPINION:	$12,999,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 10, 2012, at 1:32 p.m.

Present: Edward Campaña, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0255	LBA Realty Fund III	Verbal Stipulation Approved
2010-0922	Zavala Family Revocable Trust	Submitted
2010-1944	LBA Realty Fund III	Verbal Stipulation Approved

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At the hour of 2:45 p.m. the Board went into closed session to deliberate the above application that was taken under submission. The Board reconvened in open session at 3:04 p.m. and took the following action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0922	Zavala Family Revocable Trust	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0470	2550 Van Ness SF, LLC	Postponed
2010-0471	2550 Van Ness SF, LLC	Postponed
2010-0472	2550 Van Ness SF, LLC	Postponed
2010-0473	2550 Van Ness SF, LLC	Postponed
2010-1034	300 Prospect Properties, Inc.	Postponed

There being no further business, the Board, at the hour of 3:12 p.m., recessed to reconvene Monday, April 16, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board April 19, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, April 12, 2012
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2010
APPLICANT:	THE ART INSTITUTE OF CA SF
PARCEL NO.:	2008901127
PARCEL ADDRESS:	
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$6,435,803.00
APPLICANT'S OPINION:	$2,575,853.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2011
APPLICANT:	THE ART INSTITUTE OF CA SF
PARCEL NO.:	2008901129
PARCEL ADDRESS:	
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$4,398,128.00
APPLICANT'S OPINION:	$1,216,761.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2012
APPLICANT:	THE ART INSTITUTE OF CA SF
PARCEL NO.:	2008901128
PARCEL ADDRESS:	
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$5,356,981.00
APPLICANT'S OPINION:	$1,559,049.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4975
APPLICANT:	THE ART INSTITUTE OF CA SF
PARCEL NO.:	2009205665
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,242,016.00
APPLICANT'S OPINION:	$2,075,606.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5495
APPLICANT:	WOO REVOCABLE TRUST
PARCEL NO.:	1276 019
PARCEL ADDRESS:	0173 0175 PARNASSUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,814,664.00
APPLICANT'S OPINION:	$726,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5501
APPLICANT:	KATS, TATYANA
PARCEL NO.:	1507 011
PARCEL ADDRESS:	0553 0555 37TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,586,610.00
APPLICANT'S OPINION:	$635,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5964
APPLICANT:	MARIENTHAL, KIM
PARCEL NO.:	1199 011
PARCEL ADDRESS:	1542 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$997,100.00
APPLICANT'S OPINION:	$755,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5965
APPLICANT:	MARIENTHAL, KIM
PARCEL NO.:	1199 011
PARCEL ADDRESS:	1542 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,004,241.00
APPLICANT'S OPINION:	$755,937.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2488
APPLICANT:	SIMMONS, CHRISTOPHER
PARCEL NO.:	8720 036
PARCEL ADDRESS:	0330 MISSION BAY BLVD, #202
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$673,898.00
APPLICANT'S OPINION:	$503,015.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2841
APPLICANT:	SULIGUIN, LENELLE
PARCEL NO.:	7059 036
PARCEL ADDRESS:	0179 JOSIAH AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$448,754.00
APPLICANT'S OPINION:	$434,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2864
APPLICANT:	FIELDING, GITA
PARCEL NO.:	3548 097
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$899,888.00
APPLICANT'S OPINION:	$709,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3494
APPLICANT:	KURZENHAUSER, MARK
PARCEL NO.:	6517 014
PARCEL ADDRESS:	0966 0972 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$894,594.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3828
APPLICANT:	BILELLO, JOHN
PARCEL NO.:	2336 018
PARCEL ADDRESS:	2266 14TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,165,132.00
APPLICANT'S OPINION:	$995,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, April 12, 2012, at 1:30 p.m.

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Present: Mervin Conlan, Fred Perez and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5964	Kim Marienthal	Submitted
2009-5965	Kim Marienthal	Submitted
2010-2841	Lenelle Suliguin	Submitted
2010-2864	Gita Fielding	Submitted
2010-3828	John Bilello	Submitted

At the hour of 3:20 p.m. the Board went into closed session to deliberate the above cases taken under submission. The Board reconvened in open session at 3:52 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5964	Kim Marienthal	A.V. Lowered (Assessor)
2009-5965	Kim Marienthal	A.V. Lowered (Assessor)
2010-2841	Lenelle Suliguin	A.V. Lowered (Board)
2010-2864	Gita Fielding	A.V. Lowered (Board)
2010-3828	John Bilello	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2488	Christopher Simmons	Denied-No Show
2010-3494	Mark Kurzenhauser	Postponed

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2010	The Art Institute of CA SF	Postponed
2008-2011	The Art Institute of CA SF	Postponed
2008-2012	The Art Institute of CA SF	Postponed
2009-4975	The Art Institute of CA SF	Postponed
2009-5495	Woo Revocable Trust	Postponed
2009-5501	Tatyana Kats	Withdrawn

There being no further business, the Board, at the hour of 3:56 p.m., recessed to reconvene Monday, April 16, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 16, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, April 16, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2654
APPLICANT:	FRESH ORGANICS, INC.
PARCEL NO.:	6508 034
PARCEL ADDRESS:	3935 3943 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,633,314.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2877
APPLICANT:	LEITSCH, WILLIAM
PARCEL NO.:	3589 072
PARCEL ADDRESS:	0130 0132 LEXINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,157,275.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2878
APPLICANT:	WOOLL, MARGARET
PARCEL NO.:	2766 027
PARCEL ADDRESS:	4317 21ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,429,230.00
APPLICANT'S OPINION:	$1,941,512.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2886
APPLICANT:	MURPHY & MOORE FAMILY TRUST
PARCEL NO.:	3610 050
PARCEL ADDRESS:	0540 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,613,251.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2887
APPLICANT:	MURPHY, DENIS
PARCEL NO.:	4084 028
PARCEL ADDRESS:	2445 2449 HARRISON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,273,135.00
APPLICANT'S OPINION:	$619,820.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2889
APPLICANT:	MURPHY, DENIS
PARCEL NO.:	4084 028
PARCEL ADDRESS:	2445 2449 HARRISON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,277,265.00
APPLICANT'S OPINION:	$632,215.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2926
APPLICANT:	ESPINO, JOSHUA
PARCEL NO.:	6423 216
PARCEL ADDRESS:	0191 STONERIDGE LN,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$435,974.00
APPLICANT'S OPINION:	$365,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2927
APPLICANT:	REPERYASH, TATYANA
PARCEL NO.:	1704 027
PARCEL ADDRESS:	1274 1276 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,063,881.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2944
APPLICANT:	ZHANG, XIHUI
PARCEL NO.:	5922 012
PARCEL ADDRESS:	0236 SILLIMAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$822,206.00
APPLICANT'S OPINION:	$602,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2979
APPLICANT:	EMIRESA CORPORATION
PARCEL NO.:	2799 012
PARCEL ADDRESS:	0944 CORBETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,646,687.00
APPLICANT'S OPINION:	$1,070,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2987
APPLICANT:	VARMA, RISHI
PARCEL NO.:	3544 010
PARCEL ADDRESS:	0154 0156 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,456,436.00
APPLICANT'S OPINION:	$1,965,147.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3043
APPLICANT:	LIN, CHYONG YAU
PARCEL NO.:	7172 003
PARCEL ADDRESS:	0001 HEAD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$381,124.00
APPLICANT'S OPINION:	$120,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3050
APPLICANT:	DING, CHUN
PARCEL NO.:	1392 036
PARCEL ADDRESS:	0875 EL CAMINO DEL MAR ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,701,531.00
APPLICANT'S OPINION:	$3,103,464.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, April 16, 2012, at 9:34 a.m.

Present: Diane Robinson, Louisa Mendoza and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-2877	William Leitsch	Submitted
2010-2878	Margaret Wooll	Submitted
2010-2944	Xihui Zhang	Submitted
2010-2979	Emiresa Corporation	A.V.Lowered (Board)
2010-2987	Rishi Varma	Submitted
2010-3043	Chyong Yau Lin	Verbal Stipulation Approved

At the hour of 11:15 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 11:40 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2877	William Leitsch	A.V.Lowered (Board)
2010-2878	Margaret Wooll	A.V.Lowered (Board)
2010-2944	Xihui Zhang	A.V.Lowered (Board)
2010-2987	Rishi Varma	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2926	Joshua Espino	Denied-No Show
2010-3050	Chun Ding	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2654	Fresh Organics, Inc.	Postponed
2010-2886	Murphy & Moore Family Trust	Withdrawn
2010-2887	Denis Murphy	Postponed
2010-2889	Denis Murphy	Postponed
2010-2927	Tatyana Reperyash	Postponed

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There being no further business, the Board, at the hour of 11:45 a.m., recessed to reconvene Wednesday, April 18, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, April 18, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, APRIL 17, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review, consult and take possible action on the below application prior to the Board completing its findings of fact (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-2011
APPLICANT:	JONATHAN ROSS
PARCEL NO.:	1062 017
PARCEL ADDRESS:	0169 JORDAN AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,875,000.00
APPLICANT'S OPINION:	$1,520,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 17, 2012, at 9:32 a.m.

Present: Gregory Blaine, Lawrence Lee and Jeffrey Morris

Quorum present

Chairperson: Jeffrey Morris, Presiding

Marie Blits, Deputy City Attorney

With no public present for comment, the Board went into closed session at 9:38 a.m. to continue deliberating and consult with legal counsel regarding the below application for appeal of the base year value as of the 2010 assessment roll.

At the hour of 11:16 a.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2011	Jonathan Ross	Application Denied

There being no further business, the Board, at the hour of 11:28 a.m., recessed to reconvene Thursday, April 19, 2012 at 1:00 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 23, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 18, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2152
APPLICANT:	TROPHY PROPERTIES B&A-2 LLC IV
PARCEL NO.:	1157 002A
PARCEL ADDRESS:	1819 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,225,354.00
APPLICANT'S OPINION:	$668,700.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
APR 10 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2153
APPLICANT:	TROPHY PROPERTIES B&A-2 LLC IV
PARCEL NO.:	3608 075
PARCEL ADDRESS:	3605 20TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,831,279.00
APPLICANT'S OPINION:	$1,749,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2183
APPLICANT:	TROPHY PROPERTIES B&A-2 LLC IV
PARCEL NO.:	3656 008A
PARCEL ADDRESS:	4012 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,652,394.00
APPLICANT'S OPINION:	$495,001.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2190
APPLICANT:	2775 MARKET STREET
PARCEL NO.:	2650 044
PARCEL ADDRESS:	2775 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,788,808.00
APPLICANT'S OPINION:	$2,037,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2622
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	2010203461
PARCEL ADDRESS:	00000495 0000GEARY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$18,115,106.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2727
APPLICANT:	SCHARSCHMIDT, BRUCE
PARCEL NO.:	3069 008
PARCEL ADDRESS:	0045 SAINT FRANCIS BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,656,244.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2787
APPLICANT:	1401 HOWARD, LLC
PARCEL NO.:	3517 035
PARCEL ADDRESS:	1401 HOWARD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,609,816.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2801
APPLICANT:	2655 BUSH LLC
PARCEL NO.:	1052 024
PARCEL ADDRESS:	2655 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,951,713.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2844
APPLICANT:	BROWN GOULD FAMILY TRUST
PARCEL NO.:	1351 029
PARCEL ADDRESS:	0053 07TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,863,092.00
APPLICANT'S OPINION:	$999,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2852
APPLICANT:	LEE, JOHN
PARCEL NO.:	1649 012
PARCEL ADDRESS:	3030 3032 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,379,305.00
APPLICANT'S OPINION:	$1,051,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2924
APPLICANT:	KYAW, TIN
PARCEL NO.:	6307 004
PARCEL ADDRESS:	0195 TALBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$590,000.00
APPLICANT'S OPINION:	$440,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3440
APPLICANT:	GUSTAFSON, CARL
PARCEL NO.:	3504 044
PARCEL ADDRESS:	1663 1667 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,479,198.00
APPLICANT'S OPINION:	$4,212,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, April 18, 2012, at 9:30 a.m.

Present: Diane Robinson, Mervin Conlan and John McGary

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2787	1401 Howard, LLC	Submitted
2010-2844	Brown Gould Family Trust	Submitted

At the hour of 10:50 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 11:10 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2787	1401 Howard, LLC	A.V.Lowered (Board)
2010-2844	Brown Gould Family Trust	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2924	Tin Kyaw	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2152	Trophy Properties B&A LLC	Postponed
2010-2153	Trophy Properties B&A LLC	Postponed
2010-2183	Trophy Properties B&A LLC	Postponed
2010-2190	2775 Market Street	Postponed
2010-2622	Clift Holdings, LLC	Postponed
2010-2727	Bruce Scharschmidt	Withdrawn
2010-2801	2655 Bush LLC	Withdrawn
2010-2852	John Lee	Withdrawn
2010-3440	Carl Gustafson	Postponed

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There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Friday, April 20, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, April 20, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 19, 2012
1:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2405
APPLICANT:	THE NEIMAN MARCUS GROUP, INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$166,300,000.00
APPLICANT'S OPINION:	$108,600,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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APR 10 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2417
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$185,000,000.00
APPLICANT'S OPINION:	$108,600,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 19, 2012
1:00 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2405
APPLICANT:	THE NEIMAN MARCUS GROUP, INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 STOCKTON ST.,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$166,300,000.00
APPLICANT'S OPINION:	$108,600,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2417
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 STOCKTON ST.,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$185,000,000.00
APPLICANT'S OPINION:	$108,600,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0311
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 STOCKTON ST.,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,934,370.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0639
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 STOCKTON ST.,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$111,213,082.00
APPLICANT'S OPINION:	$85,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0640
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 STOCKTON ST.,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$166,300,000.00
APPLICANT'S OPINION:	$108,600,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0642
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 STOCKTON ST.,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$188,326,000.00
APPLICANT'S OPINION:	$108,600,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0643
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 STOCKTON ST.,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$192,092,520.00
APPLICANT'S OPINION:	$108,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1283
APPLICANT:	THE NEIMAN MARCUS GROUP, INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 STOCKTON ST.,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$204,495,745.00
APPLICANT'S OPINION:	$100,152,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2916
APPLICANT:	THE NEIMAN MARCUS GROUP, INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 STOCKTON ST.,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$205,377,432.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 19, 2012, at 1:10 p.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2405	Neiman Marcus Group, Inc.	Verbal Stipulation Approved
2008-2417	Neiman Marcus Group, Inc.	Verbal Stipulation Approved
2009-0311	Neiman Marcus Group, Inc.	Postponed at Hearing
2009-0639	Neiman Marcus Group, Inc.	Postponed at Hearing
2009-0640	Neiman Marcus Group, Inc.	Postponed at Hearing
2009-0642	Neiman Marcus Group, Inc.	Postponed at Hearing
2009-0643	Neiman Marcus Group, Inc.	Postponed at Hearing
2010-1283	Neiman Marcus Group, Inc.	Postponed at Hearing
2011-2916	Neiman Marcus Group, Inc.	Postponed at Hearing

There being no further business, the Board, at the hour of 2:05 p.m., recessed to reconvene Monday, April 23, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 24, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, April 20, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2225
APPLICANT:	CHEUNG, CHING HO
PARCEL NO.:	1436 002
PARCEL ADDRESS:	0311 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,804,195.00
APPLICANT'S OPINION:	$1,172,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2226
APPLICANT:	WALTERS, MARK DUANE & DIANE FAMILY TRUST
PARCEL NO.:	6506 021
PARCEL ADDRESS:	0468 JERSEY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,459,192.00
APPLICANT'S OPINION:	$948,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2229
APPLICANT:	ATIENZA, ALICIA
PARCEL NO.:	3211 040
PARCEL ADDRESS:	0286 0288 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,403,826.00
APPLICANT'S OPINION:	$913,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2230
APPLICANT:	FARD, ABBAS
PARCEL NO.:	1527 036
PARCEL ADDRESS:	5339 5351 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,369,301.00
APPLICANT'S OPINION:	$890,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2233
APPLICANT:	PATEL, SUDHIR
PARCEL NO.:	3575 038
PARCEL ADDRESS:	2135 2137 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,631,253.00
APPLICANT'S OPINION:	$1,060,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2234
APPLICANT:	PATEL 2009 LIVING TRUST
PARCEL NO.:	3569 011
PARCEL ADDRESS:	2056 2058 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,376,826.00
APPLICANT'S OPINION:	$895,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2307
APPLICANT:	HECHT, AHRON
PARCEL NO.:	1534 003
PARCEL ADDRESS:	0423 10TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,301,600.00
APPLICANT'S OPINION:	$846,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2865
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2010207937
PARCEL ADDRESS:	00000001 0000CALIFORNIA ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,801,006.00
APPLICANT'S OPINION:	$7,895,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2866
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2010203700
PARCEL ADDRESS:	00000001 0000MARKET LANDMARK BLDG , 0300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$18,882,306.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2869
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2010205562
PARCEL ADDRESS:	00000001 0000MARKET SPEAR TOWER , 0900
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,375,308.00
APPLICANT'S OPINION:	$5,190,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2984
APPLICANT:	SHIREMAN/ICHIKAWA FAMILY TRUST
PARCEL NO.:	5678 029
PARCEL ADDRESS:	0428 0430 CORTLAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,551,712.00
APPLICANT'S OPINION:	$1,009,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3035
APPLICANT:	LUK, HAR
PARCEL NO.:	6600 013
PARCEL ADDRESS:	0150 28TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,896,446.00
APPLICANT'S OPINION:	$1,601,424.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3037
APPLICANT:	LUK, HAR
PARCEL NO.:	1593 034
PARCEL ADDRESS:	0684 48TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,244,053.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3039
APPLICANT:	LUK, HAR
PARCEL NO.:	0975 006
PARCEL ADDRESS:	3032 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,591,678.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, April 20, 2012, at 9:30 a.m.

Present: Diane Robinson, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3035	Har Luk	Submitted

At the hour of 10:15 a.m. the Board went into closed session to deliberate the above-referenced submitted application. The Board reconvened in open session at 10:30 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3035	Har Luk	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2225	Ching Ho Cheung	Withdrawn
2010-2226	Walters, Mark Duane & Diane	Withdrawn
2010-2229	Alicia Atienza	Postponed
2010-2230	Abbas Fard	Withdrawn
2010-2233	Sudhir Patel	Postponed
2010-2234	Patel 2009 Living Trust	Postponed
2010-2307	Ahron Hecht	Withdrawn
2010-2865	Salesforce.com	Postponed
2010-2866	Salesforce.com	Postponed
2010-2869	Salesforce.com	Postponed
2010-2984	Shireman/Ichikawa Family Trust	Postponed
2010-3037	Har Luk	Postponed
2010-3039	Har Luk	Postponed

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There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Monday, April 23, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, May 04, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

SPECIAL MEETING

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Saturday, April 21, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6558
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$47,000,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4510
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,002,389.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5244
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,000,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5246
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,940,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the special meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Saturday, April 21, 2012, at 10:02 a.m.

Present: Mervin Conlan, John McGary and Fred Perez

Quorum present

Chairperson: John McGary, Presiding

Deputy City Attorney Marie Blits

The following listed applicant for change in the assessed valuation of property affecting the various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6558	Avalon Golden Gate LLC	Continued
2010-4510	Avalon Golden Gate LLC	Postponed at Hearing; to be rescheduled after Board issues decision on 2009-6558
2010-5244	Avalon Golden Gate LLC	Same as above
2010-5246	Avalon Golden Gate LLC	Same as above

RECESS

The Board, at the hour of 12:15 p.m., recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:12 p.m.

Present: Mervin Conlan, John McGary and Fred Perez

Quorum present

Chairperson: John McGary, Presiding

Deputy City Attorney Marie Blits

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With the same parties present from the morning session, the Board continued to hear evidence and testimony from both parties regarding the below listed application. The Board then took certain action as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6558	Avalon Golden Gate LLC	Continued

There being no further business, the Board, at the hour of 5:07 p.m., recessed to reconvene Monday, April 23, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Monday, April 23, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 23, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1382
APPLICANT:	RASK, CYNTHIA
PARCEL NO.:	0556 051
PARCEL ADDRESS:	2186A VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,386,888.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1411
APPLICANT:	HOLMAN, RICK
PARCEL NO.:	3775 118
PARCEL ADDRESS:	0094 SOUTH PARK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$619,032.00
APPLICANT'S OPINION:	$402,372.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1449
APPLICANT:	MODEL, LOUISE
PARCEL NO.:	0488A044
PARCEL ADDRESS:	3348 3350 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,890,612.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1455
APPLICANT:	HOLMAN, RICK
PARCEL NO.:	3775 120
PARCEL ADDRESS:	0090 SOUTH PARK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$517,876.00
APPLICANT'S OPINION:	$341,798.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1456
APPLICANT:	HOLMAN, RICK
PARCEL NO.:	3775 123
PARCEL ADDRESS:	0485 BRYANT ST, UNIT #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$308,056.00
APPLICANT'S OPINION:	$203,317.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1457
APPLICANT:	ROTHBARDT, MARC
PARCEL NO.:	3732 190
PARCEL ADDRESS:	0971 HOWARD ST, #11
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$640,000.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1482
APPLICANT:	PAUXTIS, GREGORY
PARCEL NO.:	0732 057
PARCEL ADDRESS:	1310 FILLMORE ST, #503
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$647,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1491
APPLICANT:	MORIARTY, LINDA
PARCEL NO.:	3789 620
PARCEL ADDRESS:	0219 BRANNAN ST, #14C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$838,010.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1683
APPLICANT:	NG, SIU CHUEN
PARCEL NO.:	0601 021
PARCEL ADDRESS:	1901 JACKSON ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,434,342.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1713
APPLICANT:	HORNE, RICHARD
PARCEL NO.:	0579 030
PARCEL ADDRESS:	2172 PACIFIC AVE, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,821,574.00
APPLICANT'S OPINION:	$1,740,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1800
APPLICANT:	STOCKWELL, STEPHANIE
PARCEL NO.:	3731 223
PARCEL ADDRESS:	0075 MOSS ST, #3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$477,865.00
APPLICANT'S OPINION:	$365,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1912
APPLICANT:	WHITEMAN, KEITH
PARCEL NO.:	0243 089
PARCEL ADDRESS:	0850 POWELL ST, 701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,511,712.00
APPLICANT'S OPINION:	$982,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1950
APPLICANT:	STERN, NANCY
PARCEL NO.:	3735 119
PARCEL ADDRESS:	0246 02ND ST, #1104
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$542,816.00
APPLICANT'S OPINION:	$475,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2004
APPLICANT:	SACHS, SUSAN
PARCEL NO.:	0569 020
PARCEL ADDRESS:	1777 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,412,356.00
APPLICANT'S OPINION:	$1,568,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2223
APPLICANT:	FORREST, MARTIN
PARCEL NO.:	3745 240
PARCEL ADDRESS:	0301 MAIN ST, UNIT 16H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,120,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2347
APPLICANT:	MARINO, JOHN
PARCEL NO.:	0460A048
PARCEL ADDRESS:	3653 BUCHANAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,442,728.00
APPLICANT'S OPINION:	$1,190,364.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 23, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1382	Cynthia Rask	A.V. Lowered (Assessor)
2010-1457	Marc Rothbardt	A.V. Lowered (Assessor)
2010-1491	Linda Moriarty	A.V. Lowered (Assessor)
2010-1683	Siu Chuen Ng	Submitted
2010-1800	Stephanie Stockwell	Submitted
2010-2004	Susan Sachs	Submitted

At the hour of 10:15 a.m. the Board went into closed session to deliberate the above-referenced submitted application. The Board reconvened in open session at 10:30 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1683	Siu Chuen Ng	A.V. Lowered (Board)
2010-1800	Stephanie Stockwell	A.V. Lowered (Assessor)
2010-2004	Susan Sachs	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1449	Louise Model	Denied-No Show
2010-1482	Gregory Pauxtis	Denied-No Show
2010-1713	Richard Horne	Denied-No Show
2010-1912	Keith Whiteman	Denied-No Show
2010-2223	Martin Forrest	Denied-No Show
2010-2347	John Marino	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1411	Rick Holman	Withdrawn
2010-1455	Rick Holman	Withdrawn
2010-1456	Rick Holman	Withdrawn
2010-1950	Nancy Stern	Withdrawn

There being no further business, the Board, at the hour of 11:50 a.m., recessed to reconvene Tuesday, April 24, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board April 30, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, April 23, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2588
APPLICANT:	BERG, MICHAEL
PARCEL NO.:	0919 003A
PARCEL ADDRESS:	2260 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,031,125.00
APPLICANT'S OPINION:	$2,419,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
APR 19 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2589
APPLICANT:	DUNN, STEPHEN
PARCEL NO.:	0922 008
PARCEL ADDRESS:	3519 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,829,614.00
APPLICANT'S OPINION:	$1,098,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2590
APPLICANT:	DE BORD, STEPHANE
PARCEL NO.:	0946 002
PARCEL ADDRESS:	2957 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,100,000.00
APPLICANT'S OPINION:	$1,860,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2592
APPLICANT:	WORTHINGTON TRUST
PARCEL NO.:	0950 001
PARCEL ADDRESS:	2759 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,516,000.00
APPLICANT'S OPINION:	$2,710,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2593
APPLICANT:	HRIBAR, GREGORY
PARCEL NO.:	1000 034
PARCEL ADDRESS:	3015 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,821,369.00
APPLICANT'S OPINION:	$1,693,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2696
APPLICANT:	REYKHEL, ALLA
PARCEL NO.:	2993 090
PARCEL ADDRESS:	2870 VACANT-CRESTA VISTA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$628,866.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2767
APPLICANT:	MAK, CHRIS
PARCEL NO.:	2648 052
PARCEL ADDRESS:	4200 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,958,112.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2781
APPLICANT:	LUO, FLORA
PARCEL NO.:	5981 007
PARCEL ADDRESS:	2546 2548 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$729,315.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2782
APPLICANT:	LUO, FLORA
PARCEL NO.:	6048 002
PARCEL ADDRESS:	2724 2728 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,217,496.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2783
APPLICANT:	CHAN, LEUNG
PARCEL NO.:	1025 011
PARCEL ADDRESS:	2826 2830 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,746,660.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2785
APPLICANT:	CHAN, LEUNG
PARCEL NO.:	1025 010
PARCEL ADDRESS:	2820 2824 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$981,300.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2788
APPLICANT:	ANDREINI, J & L TRUST
PARCEL NO.:	3521 057
PARCEL ADDRESS:	1515 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$297,670.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2804
APPLICANT:	LAU HOCK FEN INVESTMENT
PARCEL NO.:	1439 056
PARCEL ADDRESS:	4300 4306 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,340,635.00
APPLICANT'S OPINION:	$1,522,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3034
APPLICANT:	LUK, HAR
PARCEL NO.:	1644 030
PARCEL ADDRESS:	0716 02ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,679,011.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, April 23, 2012, at 1:36 p.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2782	Flora Luo	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2588	Michael Berg	Withdrawn
2010-2589	Stephen Dunn	Withdrawn
2010-2590	Stephane De Bord	Withdrawn
2010-2592	Worthington Trust	Withdrawn
2010-2593	Gregory Hribar	Withdrawn
2010-2696	Alla Reykhel	Postponed
2010-2767	Chris Mak	Postponed
2010-2781	Flora Luo	Withdrawn
2010-2783	Leung Chan	Withdrawn
2010-2785	Leung Chan	Withdrawn
2010-2788	Andreini, J & L Trust	Withdrawn
2010-2804	Lau Hock Fen Investment	Withdrawn
2010-3034	Har Luk	Withdrawn

There being no further business, the Board, at the hour of 2:05 p.m., recessed to reconvene Monday, April 30, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, May 04, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, April 24, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4583
APPLICANT:	WANG, PEGGY
PARCEL NO.:	8708 030
PARCEL ADDRESS:	0255 BERRY ST, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,034.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4821
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	1406 038
PARCEL ADDRESS:	0322 0324 28TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,657,148.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4822
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	1406 038
PARCEL ADDRESS:	0322 0324 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,838,322.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4823
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	1406 037
PARCEL ADDRESS:	0326 0328 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,922.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4937
APPLICANT:	WALGREEN CO.
PARCEL NO.:	3283 124
PARCEL ADDRESS:	1830 1850 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,821,505.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4938
APPLICANT:	WALGREEN CO.
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,742,315.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0306
APPLICANT:	TROY, CHRISTINE
PARCEL NO.:	2805 004
PARCEL ADDRESS:	0628 0634 DIAMOND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,516,764.00
APPLICANT'S OPINION:	$1,243,080.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2900
APPLICANT:	LEROY FAMILY TRUST
PARCEL NO.:	3925 001
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$159,350.00
APPLICANT'S OPINION:	$110,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2902
APPLICANT:	LEROY FAMILY TRUST
PARCEL NO.:	3901 003
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,388,148.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2904
APPLICANT:	LEROY FAMILY TRUST
PARCEL NO.:	3901 004
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,715,302.00
APPLICANT'S OPINION:	$1,765,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2905
APPLICANT:	LEROY FAMILY TRUST
PARCEL NO.:	3901 005
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,771,322.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2910
APPLICANT:	WALGREEN'S - LESSEE
PARCEL NO.:	3283 124
PARCEL ADDRESS:	1830 1850 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,791,118.00
APPLICANT'S OPINION:	$7,670,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 24, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3191
APPLICANT:	450 SANSOME LLC
PARCEL NO.:	0229 018
PARCEL ADDRESS:	0450 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,308,099.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0973
APPLICANT:	RP BAYROCK III, LLC C/O ROCKPOINT GROUP
PARCEL NO.:	0691 008
PARCEL ADDRESS:	1285 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,780,264.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1026
APPLICANT:	REUTER, DAVID
PARCEL NO.:	0304 018
PARCEL ADDRESS:	0711 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,043,990.00
APPLICANT'S OPINION:	$5,760,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1230
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 002
PARCEL ADDRESS:	0535 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,248,152.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1231
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 003
PARCEL ADDRESS:	0529 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$811,216.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1232
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 004
PARCEL ADDRESS:	0500 0516 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,855,670.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1263
APPLICANT:	CEP 717 MARKET INVESTORS LLC
PARCEL NO.:	3706 063
PARCEL ADDRESS:	0721 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,660,695.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1265
APPLICANT:	CEP 717 MARKET INVESTORS LLC
PARCEL NO.:	3706 064
PARCEL ADDRESS:	0715 0719 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,125,915.00
APPLICANT'S OPINION:	$10,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1372
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 012
PARCEL ADDRESS:	0369 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,035,677.00
APPLICANT'S OPINION:	$3,920,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1373
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 013
PARCEL ADDRESS:	0002 PETRARCH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$457,204.00
APPLICANT'S OPINION:	$137,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1374
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 014
PARCEL ADDRESS:	0353 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$894,640.00
APPLICANT'S OPINION:	$269,001.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1376
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 015
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$145,395.00
APPLICANT'S OPINION:	$44,001.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1494
APPLICANT:	1035 MARKET STREET, LLC
PARCEL NO.:	3703 058
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,663,617.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1496
APPLICANT:	1035 MARKET STREET, LLC
PARCEL NO.:	3703 070
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,955,797.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1497
APPLICANT:	1035 MARKET STREET, LLC
PARCEL NO.:	3703 068
PARCEL ADDRESS:	1043 1045 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,001,294.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1502
APPLICANT:	SIX THIRTY-FOUR SECOND ST LLC
PARCEL NO.:	3788 038
PARCEL ADDRESS:	0035 STANFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,281,321.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1508
APPLICANT:	450 SANSOME LLC
PARCEL NO.:	0229 018
PARCEL ADDRESS:	0450 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,236,269.00
APPLICANT'S OPINION:	$15,070,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1509
APPLICANT:	JS SULLIVAN - 1080 SUTTER LLC
PARCEL NO.:	0279 011
PARCEL ADDRESS:	1080V SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,837,762.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1512
APPLICANT:	JS SULLIVAN - 870 HARRISON LLC
PARCEL NO.:	3752 019
PARCEL ADDRESS:	0870 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,022,101.00
APPLICANT'S OPINION:	$1,003,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1522
APPLICANT:	CRESCENT HOTELS AND RESORTS COMPANY
PARCEL NO.:	0715 010
PARCEL ADDRESS:	1050 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,431,901.00
APPLICANT'S OPINION:	$715,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1523
APPLICANT:	CRESCENT HOTELS AND RESORTS COMPANY
PARCEL NO.:	0715 009
PARCEL ADDRESS:	1050 1066 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,521,957.00
APPLICANT'S OPINION:	$8,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2062
APPLICANT:	290 SUTTER LIMITED PARTNERSHIP
PARCEL NO.:	0287 013
PARCEL ADDRESS:	0272 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,234,771.00
APPLICANT'S OPINION:	$1,274,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

24) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2063
APPLICANT:	290 SUTTER LIMITED PARTNERSHIP
PARCEL NO.:	0287 014
PARCEL ADDRESS:	0290 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,134,050.00
APPLICANT'S OPINION:	$4,851,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 24, 2012, at 1:30 p.m.

Present: Diane Robinson, Gregory Blaine and Lawrence Lee

Quorum present

Chairperson: Gregory Blaine, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written and verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1494	1035 Market Street, LLC	Written Stipulation Approved
2010-1496	1035 Market Street, LLC	Written Stipulation Approved
2010-1497	1035 Market Street, LLC	Written Stipulation Approved
2010-1502	Six Thirty-Four Second St, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3191	450 Sansome LLC	Postponed
2010-0973	RP Bayrock III, LLC	Withdrawn
2010-1026	David Reuter	Withdrawn
2010-1230	Rivers United, Inc.	Postponed
2010-1231	Rivers United, Inc.	Postponed
2010-1232	Rivers United, Inc.	Postponed
2010-1263	CEP 717 Market Investors LLC	Withdrawn
2010-1265	CEP 717 Market Investors LLC	Withdrawn
2010-1372	SIC-369 Pine, LLC	Withdrawn
2010-1373	SIC-369 Pine, LLC	Withdrawn
2010-1374	SIC-369 Pine, LLC	Withdrawn
2010-1376	SIC-369 Pine, LLC	Withdrawn
2010-1508	450 Sansome LLC	Postponed
2010-1509	JS Sullivan-1080 Sutter LLC	Postponed
2010-1512	JS Sullivan-1080 Sutter LLC	Postponed

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Appeal No.	Name	Disposition
2010-1522	Crescent Hotels and Resorts	Withdrawn
2010-1523	Crescent Hotels and Resorts	Withdrawn
2010-2062	290 Sutter Limited Partnership	Postponed
2010-2063	290 Sutter Limited Partnership	Postponed

There being no further business, the Board, at the hour of 2:40 p.m., recessed to reconvene Wednesday, April 25, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board April 25, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 25, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1427
APPLICANT:	HOVER FAMILY TRUST
PARCEL NO.:	0120 045
PARCEL ADDRESS:	0990 GREEN ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,318,374.00
APPLICANT'S OPINION:	$792,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1434
APPLICANT:	ARMENANTE FAMILY 2000 TRUST
PARCEL NO.:	0582 026
PARCEL ADDRESS:	2361 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,430,000.00
APPLICANT'S OPINION:	$2,658,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1435
APPLICANT:	PORTER, EDWARD
PARCEL NO.:	0590 031
PARCEL ADDRESS:	2170 JACKSON ST, # 4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,088,098.00
APPLICANT'S OPINION:	$1,853,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1649
APPLICANT:	MAH, BING HONG
PARCEL NO.:	0127 044
PARCEL ADDRESS:	0999 GREEN ST, 1201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$766,943.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1650
APPLICANT:	MAH, BING HONG
PARCEL NO.:	0119 014
PARCEL ADDRESS:	0834 0838 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$695,796.00
APPLICANT'S OPINION:	$417,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1652
APPLICANT:	WEST LANE ASSOCIATES, LLC
PARCEL NO.:	0581 002
PARCEL ADDRESS:	2555 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,231,367.00
APPLICANT'S OPINION:	$3,139,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2028
APPLICANT:	HAMMER, NEIL
PARCEL NO.:	3793 128
PARCEL ADDRESS:	0088 KING ST, #623
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2039
APPLICANT:	LUI, PAUL & DORA
PARCEL NO.:	0596 006
PARCEL ADDRESS:	1825 1829 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,984,491.00
APPLICANT'S OPINION:	$1,190,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2227
APPLICANT:	AFTONOMOS, LEFKOS
PARCEL NO.:	3726 054
PARCEL ADDRESS:	0519 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,050,958.00
APPLICANT'S OPINION:	$1,334,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2582
APPLICANT:	LUKRICH, JOHN
PARCEL NO.:	0418A014
PARCEL ADDRESS:	0007 CASA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,342,103.00
APPLICANT'S OPINION:	$1,405,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2584
APPLICANT:	WONG, NORMAN
PARCEL NO.:	0627A089
PARCEL ADDRESS:	2200 SACRAMENTO ST, 1201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$879,190.00
APPLICANT'S OPINION:	$528,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2586
APPLICANT:	WONG, NORMAN
PARCEL NO.:	0627A090
PARCEL ADDRESS:	2200 SACRAMENTO ST, 1202
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,074,566.00
APPLICANT'S OPINION:	$645,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2608
APPLICANT:	ZDERIC FAMILY TRUST
PARCEL NO.:	3706 170
PARCEL ADDRESS:	0765 MARKET ST, #027D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,456,289.00
APPLICANT'S OPINION:	$2,130,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2610
APPLICANT:	CARCIONE, JOSEPH
PARCEL NO.:	3748 365
PARCEL ADDRESS:	0355 01ST ST, #S2501
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,425,000.00
APPLICANT'S OPINION:	$855,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2817
APPLICANT:	ZANDI, REGGIE
PARCEL NO.:	0466A058
PARCEL ADDRESS:	0125 ALHAMBRA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,128,988.00
APPLICANT'S OPINION:	$678,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, April 25, 2012, at 1:30 p.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from the Assessor in support of a verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2227	Lefkos Aftonomos	Verbal Stipulation Approved
2010-2584	Norman Wang	Verbal Stipulation Approved
2010-2586	Norman Wang	Verbal Stipulation Approved
2010-2610	Joseph Carcione	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1427	Hover Family Trust	Withdrawn
2010-1434	Armenante Family 2000 Trust	Withdrawn
2010-1435	Edward Porter	Withdrawn
2010-1649	Bing Hong Mah	Withdrawn
2010-1650	Bing Hong Mah	Withdrawn
2010-1652	West Lane Associates LLC	Withdrawn
2010-2028	Neil Hammer	Withdrawn
2010-2039	Paul & Dora Lui	Withdrawn
2010-2582	John Lukrich	Postponed
2010-2608	Zderic Family Trust	Withdrawn
2010-2817	Reggie Zandi	Withdrawn

There being no further business, the Board, at the hour of 2:28 p.m., recessed to reconvene Thursday, April 26, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on April 27, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, APRIL 26, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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closed

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to deliberate and take possible action on issues pertaining to the change in ownership only for the below application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-1624
APPLICANT:	YOUNG, NELLIE
PARCEL NO.:	0194 035
PARCEL ADDRESS:	0057 SITUS TO BE ASSIGNED ST,
TOPIC:	Legal issues only regarding Change in Ownership
CURRENT ASSESSMENT:	$3,998,800.00
APPLICANT'S OPINION:	$1,438,085.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 26, 2012, at 9:40 a.m.

Present: Gregory Blaine and Diane Robinson

Quorum present

Chairperson: Gregory Blaine, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 9:44 a.m. to consult with legal counsel and deliberate the change in ownership matter that is before the Board for the below listed application.

At the hour of 11:10 a.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1624	Nellie L. Young	The Board determined there was no assessable change in ownership in February 2006

There being no further business, the Board, at the hour of 11:16 a.m. recessed to reconvene Friday, April 27, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on April 27, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, April 27, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1852
APPLICANT:	GOHEL, ANAND
PARCEL NO.:	0542 036A
PARCEL ADDRESS:	1919 1921 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,903,338.00
APPLICANT'S OPINION:	$2,075,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1853
APPLICANT:	WOODLAND APARTMENTS
PARCEL NO.:	0549 001
PARCEL ADDRESS:	2165 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,467,239.00
APPLICANT'S OPINION:	$6,008,075.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1854
APPLICANT:	JAPAN CENTER EAST ASSOCS LP
PARCEL NO.:	0700 031
PARCEL ADDRESS:	0022 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$142,922.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1855
APPLICANT:	JAPAN CENTER EAST ASSOCS LP
PARCEL NO.:	0700 027
PARCEL ADDRESS:	0022 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,139,952.00
APPLICANT'S OPINION:	$3,600,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1856
APPLICANT:	JAPAN CENTER EAST ASSOCS LP
PARCEL NO.:	0700 026
PARCEL ADDRESS:	0022 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,643.00
APPLICANT'S OPINION:	$1,850.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1857
APPLICANT:	JAPAN CENTER EAST ASSOCS LP
PARCEL NO.:	0700 025
PARCEL ADDRESS:	0022 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,291.00
APPLICANT'S OPINION:	$3,700.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1858
APPLICANT:	JAPAN CENTER EAST ASSOCS LP
PARCEL NO.:	0700 024
PARCEL ADDRESS:	0022 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,643.00
APPLICANT'S OPINION:	$1,850.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1860
APPLICANT:	BREEN, DENNIS LIVING TRUST
PARCEL NO.:	0825 024
PARCEL ADDRESS:	1043 1053 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,234,690.00
APPLICANT'S OPINION:	$1,634,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1865
APPLICANT:	1100 PARK LANE ASSOCIATES
PARCEL NO.:	0222 009
PARCEL ADDRESS:	1100 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,373,406.00
APPLICANT'S OPINION:	$29,058,470.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1866
APPLICANT:	LIVERANT, DINA
PARCEL NO.:	0839 018
PARCEL ADDRESS:	0350 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,508,834.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1867
APPLICANT:	131 STEUART STREET FOUNDATION
PARCEL NO.:	3715 025
PARCEL ADDRESS:	0141 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,510,924.00
APPLICANT'S OPINION:	$22,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3605
APPLICANT:	1400 MCALLISTER STREET LP
PARCEL NO.:	0776 004
PARCEL ADDRESS:	1400 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,147,923.00
APPLICANT'S OPINION:	$2,907,759.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3609
APPLICANT:	LIVERANT, DINA
PARCEL NO.:	0839 025
PARCEL ADDRESS:	0335 0341 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,443,143.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3656
APPLICANT:	MUNA, RAJA
PARCEL NO.:	3732 068
PARCEL ADDRESS:	0456 0458 CLEMENTINA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,576,255.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3666
APPLICANT:	PANOSSIAN, ANDRE
PARCEL NO.:	3778 046B
PARCEL ADDRESS:	0735 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,795,240.00
APPLICANT'S OPINION:	$1,260,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, April 27, 2012, at 9:33 a.m.

Present: Edward Campaña, Joyce Lewis and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1867	131 Steuart Street Foundation	A.V. Lowered (Assessor)
2010-3656	Raja Muna	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1852	Anand Gohel	Withdrawn
2010-1853	Woodland Apartments	Postponed
2010-1854	Japan Center East Assocs LP	Withdrawn
2010-1855	Japan Center East Assocs LP	Withdrawn
2010-1856	Japan Center East Assocs LP	Withdrawn
2010-1857	Japan Center East Assocs LP	Withdrawn
2010-1858	Japan Center East Assocs LP	Withdrawn
2010-1860	Breen, Dennis Living Trust	Withdrawn
2010-1865	1100 Park Lane Associates	Postponed
2010-1866	Dina Liverant	Withdrawn
2010-3605	1400 McAllister Street LP	Withdrawn
2010-3609	Dina Liverant	Withdrawn
2010-3666	Andre Panossian	Withdrawn

There being no further business, the Board, at the hour of 10:00 a.m., recessed to reconvene Monday, April 30, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board April 30, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, April 30, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0905
APPLICANT:	BOUDIN PROPERTIES, INC.
PARCEL NO.:	2009200967
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,233,983.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4654
APPLICANT:	YINMING INVESTMENT CO.
PARCEL NO.:	1442 047
PARCEL ADDRESS:	0320 11TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,663,660.00
APPLICANT'S OPINION:	$2,302,832.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5685
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	2009204664
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,537,351.00
APPLICANT'S OPINION:	$3,390,482.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5686
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2009200691
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,939,540.00
APPLICANT'S OPINION:	$1,608,185.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5696
APPLICANT:	THOMAS KNUDSEN REVOCABLE TRUST
PARCEL NO.:	0948 019
PARCEL ADDRESS:	2841 FILBERT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,250,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6195
APPLICANT:	BARBIERI, MARGARET
PARCEL NO.:	6903 001
PARCEL ADDRESS:	2301 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,769,700.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6264
APPLICANT:	JANICE PIVNICK TRUST
PARCEL NO.:	1222 034
PARCEL ADDRESS:	1519 OAK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,984,957.00
APPLICANT'S OPINION:	$1,517,146.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6314
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,450,000.00
APPLICANT'S OPINION:	$2,150,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6615
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,450,000.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3047
APPLICANT:	THOMAS KNUDSEN REVOCABLE TRUST
PARCEL NO.:	0948 019
PARCEL ADDRESS:	2841 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,239,927.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4807
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	1175 168
PARCEL ADDRESS:	1750 FULTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$21,890,012.00
APPLICANT'S OPINION:	$20,510,012.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4817
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	7255 002
PARCEL ADDRESS:	1595 SLOAT BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$28,402,721.00
APPLICANT'S OPINION:	$17,544,297.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4822
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	7255 002
PARCEL ADDRESS:	1595 SLOAT BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,090,083.00
APPLICANT'S OPINION:	$14,041,576.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4824
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	1175 031
PARCEL ADDRESS:	1780 1790 FULTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,600,000.00
APPLICANT'S OPINION:	$6,080,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4829
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	1175 031
PARCEL ADDRESS:	1780 1790 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,265,539.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, April 30, 2012, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4654	Yinming Investment Co.	Verbal Stipulation Approved
2010-4822	Save Mart Supermarkets	Verbal Stipulation Approved
2010-4829	Save Mart Supermarkets	Continued

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6195	Margaret Barbieri	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0905	Boudin Properties, Inc.	Withdrawn
2009-5685	Clear Channel Outdoor, Inc.	Postponed
2009-5686	CBS Outdoor, Inc.	Postponed
2009-5696	Thomas Knudsen Revocable	Postponed
2009-6264	Janice Pivnick Trust	Postponed
2009-6314	FPA Mission Associates LP	Withdrawn
2009-6315	FPA Mission Associates LP	Withdrawn
2010-3047	Thomas Knudsen Revocable	Postponed
2010-4807	Save Mart Supermarkets	Withdrawn
2010-4817	Save Mart Supermarkets	Withdrawn
2010-4824	Save Mart Supermarkets	Withdrawn

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There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Friday, May 4, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, May 04, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 30, 2012
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1116
APPLICANT:	FLYNN, DENNIS TRUST 1998
PARCEL NO.:	0277 006A
PARCEL ADDRESS:	1106 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,628,388.00
APPLICANT'S OPINION:	$3,977,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1117
APPLICANT:	LUCERNE APARTMENTS LP
PARCEL NO.:	0282 007
PARCEL ADDRESS:	0766 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,304,430.00
APPLICANT'S OPINION:	$4,387,250.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1120
APPLICANT:	GOLDEN GATE & FILLMORE ASSOCIATES
PARCEL NO.:	0755 002
PARCEL ADDRESS:	1101 1123 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,418,863.00
APPLICANT'S OPINION:	$2,051,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1124
APPLICANT:	FLYNN, RUSSELL 1990 REV. TRUST
PARCEL NO.:	0072 023
PARCEL ADDRESS:	1040 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,611,497.00
APPLICANT'S OPINION:	$3,967,716.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1125
APPLICANT:	POSTMARK PARTNERS, LP
PARCEL NO.:	0576 008
PARCEL ADDRESS:	1808 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,647,402.00
APPLICANT'S OPINION:	$5,189,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1142
APPLICANT:	CALIFORNIA GRANT FAMILY LP
PARCEL NO.:	0257 001
PARCEL ADDRESS:	0717 0719 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,767,155.00
APPLICANT'S OPINION:	$4,060,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1367
APPLICANT:	SWIG 631 FOLSOM LLC
PARCEL NO.:	3750 091
PARCEL ADDRESS:	0633 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,686,650.00
APPLICANT'S OPINION:	$11,633,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1369
APPLICANT:	VNO PATSON SACRAMENTO LP
PARCEL NO.:	0236 018
PARCEL ADDRESS:	0275 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,884,397.00
APPLICANT'S OPINION:	$10,765,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1439
APPLICANT:	SYERS PROPERTIES, LLC
PARCEL NO.:	3715 001
PARCEL ADDRESS:	0001 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,300,134.00
APPLICANT'S OPINION:	$8,580,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1463
APPLICANT:	FAMIL HAYWARD & JUDY WONG 1990
PARCEL NO.:	0295 012
PARCEL ADDRESS:	0441 0443 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,822,810.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1465
APPLICANT:	706 MISSION STREET CO., LLC
PARCEL NO.:	3706 093
PARCEL ADDRESS:	0700 0706 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,879,284.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1648
APPLICANT:	MAH, BING HONG
PARCEL NO.:	0135 009
PARCEL ADDRESS:	1090 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,471,562.00
APPLICANT'S OPINION:	$2,683,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1747
APPLICANT:	MUROLO FAMILY TRUST
PARCEL NO.:	0500 017
PARCEL ADDRESS:	2700 POLK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,576,564.00
APPLICANT'S OPINION:	$1,025,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1784
APPLICANT:	HONG & MAH REVOC TRUST
PARCEL NO.:	0183 007
PARCEL ADDRESS:	1200 1220 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,080,111.00
APPLICANT'S OPINION:	$1,248,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 30, 2012, at 1:30 p.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson e

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1463	Famil Hayward & Judy Wong	Verbal Stipulation Approved
2010-1465	706 Mission Street Co. LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1369	VNO Patson Sacramento LP	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1116	Dennis Flynn Trust 1998	Withdrawn
2010-1117	Lucerne Apartments LP	Withdrawn
2010-1120	Golden Gate & Fillmore Assoc	Withdrawn
2010-1124	Russell Flynn 1990 Rev Trust	Postponed
2010-1125	Postmark Partners, LP	Postponed
2010-1142	California Grant Family LP	Withdrawn
2010-1367	SWIG 631 Folsom LLC	Postponed
2010-1439	Syers Properties, LLC	Withdrawn
2010-1648	Bing Hong Mah	Withdrawn
2010-1747	Murolo Family Trust	Withdrawn
2010-1784	Hong & Mah Revoc Trust	Withdrawn

There being no further business, the Board, at the hour of 3:08 p.m., recessed to reconvene Tuesday, May 1, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 01, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, May 1, 2012, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Gregory Blaine

Quorum present

Chairperson: Gregory Blaine, Presiding

With the following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6649	Bloomingdales, Inc.	Verbal Stipulation Approved
2009-6650	Bloomingdales, Inc.	Verbal Stipulation Approved
2009-6651	Bloomingdales, Inc.	Verbal Stipulation Approved
2010-1872	Bloomingdales, Inc.	Verbal Stipulation Approved
2010-2669	Bloomingdales, Inc.	Verbal Stipulation Approved
2011-1627	Bloomingdales, Inc.	Verbal Stipulation Approved

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Wednesday, May 2, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 07, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 2, 2012, at 1:30 p.m.

Present: Ed Campaña, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3831	Edmundo Gomez	Submitted
2010-3832	Edmundo Gomez	Submitted
2010-4082	Kenneth Kirkey II	Submitted
2010-4167	Richard Rabbitt	Submitted

At the hour of 2:40 p.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 3:20 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3831	Edmundo Gomez	A.V. Lowered (Board)
2010-3832	Edmundo Gomez	A.V. Lowered (Board)
2010-4082	Kenneth Kirkey II	A.V. Lowered (Board)
2010-4167	Richard Rabbitt	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3565	Ken Howery	Denied-No Show
2010-4058	Belina Lacuna	Denied-No Show
2010-4265	Edward Topham	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2873	Kamran Honardoust	Postponed
2010-4183	Kristi Garcia	Postponed
2010-4289	Paul Duckett	Postponed

There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Thursday, May 3, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board May 9, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 3, 2012, at 9:30 a.m.

Present: Diane Robinson, Richard Lee and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1917	Eric Maurus	Submitted
2010-1962	Eric Maurus	Submitted
2010-4234	Michael McLafferty	Submitted
2010-4236	Steven Robertson	Submitted
2010-4237	Lloyd Noronha	Submitted
2010-4561	Vic Thadhani	Submitted

At the hour of 11:10 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 11:30 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1917	Eric Maurus	A.V.Lowered (Board)
2010-1962	Eric Maurus	A.V.Lowered (Board)
2010-4234	Michael McLafferty	A.V.Lowered (Board)
2010-4236	Steven Robertson	A.V.Lowered (Board)
2010-4237	Lloyd Noronha	A.V.Lowered (Assessor)
2010-4561	Vic Thadhani	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4117	Yu Ming Kuang	Denied-No Show
2010-4120	Yu Ming Kuang	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4063	Yan Yang	Postponed
2010-4254	Sean Kelly	Postponed
2010-4581	Peter Sayre	Withdrawn

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There being no further business, the Board, at the hour of 11:40 a.m., recessed to reconvene Monday, May 7, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, May 04, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, May 4, 2012, at 9:32 a.m.

Present: Mervin Conlan, John McGary and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3060	John-Paul Whelan	Submitted
2010-3064	Marwah Hannon	Submitted
2010-3068	David Huynh	Verbal Stipulation Approved
2010-3150	Janet Kearn	Submitted
2010-3152	Maynard Chen	Submitted

At the hour of 11:20 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 11:45 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3060	John-Paul Whelan	A.V. Lowered (Board)
2010-3064	Marwah Hannon	A.V. Lowered (Assessor)
2010-3150	Janet Kearn	A.V. Lowered (Board)
2010-3152	Maynard Chen	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3075	Austin O'Riordan	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2594	Richard Harper	Withdrawn
2010-2595	Golden Age Investment	Postponed
2010-2596	Paul Le	Postponed
2010-2597	Jon Franks	Withdrawn
2010-2598	Blanz Trust	Postponed

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Appeal No.	Name	Disposition
2010-2599	Fang Da Camino Del Mar LLC	Postponed
2010-2600	Wai Sun Lai	Withdrawn
2010-3065	Harry Miller	Withdrawn
2010-3087	Jamestown Realty Co., LLC	Withdrawn

There being no further business, the Board, at the hour of 11:50 a.m., recessed to reconvene Friday, May 11, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board May 11, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 7, 2012, at 9:30 a.m.

Present: Greg Blaine, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1183	Malex Development LLC	Submitted
2010-1338	Minh Ly	Submitted
2010-1342	Michael Wang	Submitted
2010-2282	Five Stars Investment LLC	A.V. Lowered (Board)
2010-2402	S&P Family Trust 2007	Submitted

At the hour of 11:20 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 11:50 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1183	Malex Development LLC	A.V. Lowered (Board)
2010-1338	Minh Ly	A.V. Lowered (Board)
2010-1342	Michael Wang	Denied
2010-2402	S&P Family Trust 2007	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2196	Carolyn Alioto	Denied-No Show
2010-2197	Carolyn Alioto	Denied-No Show
2010-2222	Karly Lundy	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1198	John Healy	Withdrawn
2010-1340	David Levy	Withdrawn
2010-1341	Frances Lung	Withdrawn
2010-2134	Henry Chang	Postponed
2010-2247	Kerry Kong	Withdrawn

RECESS

The Board, at the hour of 11:55 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Greg Blaine, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1486	Lily Wong	A.V. Lowered (Assessor)
2010-2060	Bush & Larkin Development LLC	Submitted

At the hour of 2:20 p.m. the Board went into closed session to deliberate the above-referenced submitted application. The Board reconvened in open session at 2:40 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2060	Bush & Larkin Development LLC	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1484	Chew Family Trust	Denied-No Show
2010-1676	Calvin Li	Denied-No Show
2010-1692	Karina Diaz	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1405	487 Bryant Street, LLC	Withdrawn
2010-1594	Federal Auto Parks Inc.	Withdrawn
2010-1976	Fiorucci Revocable Trust	Postponed
2010-1978	Yui Cheong Ng	Withdrawn
2010-1979	Morteza Maroufi	Withdrawn
2010-1981	Barneys Steiner, LLC	Postponed
2010-2104	1095 Market St Holding, LLC	Postponed

There being no further business, the Board, at the hour of 2:45 p.m., recessed to reconvene Tuesday, May 8, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board May 9, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 7, 2012, at 3:00 p.m.

Present: Greg Blaine, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Greg Blaine, Presiding

With no public present for comment, the Board went into closed session at the hour of 3:03 p.m. to deliberate and take possible action on the below listed application.

The Board reconvened in open session at 3:40 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6315	Six Thirty Four Second St, LLC	A.V. Lowered by Board, Higher than Assessor's Recommended Value.

There being no further business, the Board, at the hour of 3:45 p.m. recessed to reconvene Tuesday, May 8, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board May 9, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, May 8, 2012, at 9:30 a.m.

Present: Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

With the following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board heard evidence and testimony from the Assessor in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2024	Benjamin Liu	Verbal Stipulation Approved
2010-2025	David Jay Morgan	Verbal Stipulation Approved
2010-2052	Calvin B Anderson 1987 Lvg Tr	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2027	Gokel Corp	Withdrawn
2010-2036	Fabio Croce	Withdrawn
2010-2228	Tri-Bros Investments	Withdrawn
2010-2231	Abbas Fard	Postponed
2010-2232	Sudhir Patel	Withdrawn
2010-2235	BF San Francisco LLC	Withdrawn
2010-2236	Zein Yountchi	Withdrawn
2010-2237	John Daquisto	Withdrawn
2010-2238	Mounir Kardosh	Withdrawn
2010-2239	Mounir Kardosh	Withdrawn
2010-2240	E.M. Hundley Hardware	Withdrawn
2010-2306	Murolo Family Trust	Withdrawn

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RECESS

The Board, at the hour of 10:50 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Lawrence Lee, Richard Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1492	544 Golden Gate Associates	Submitted
2010-1574	Jim Wilson	Verbal Stipulation Approved

At the hour of 2:15 p.m. the Board went into closed session to deliberate the above-referenced submitted application. The Board reconvened in open session at 2:30 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1492	544 Golden Gate Associates	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1410	Sherman Clay Building, LLC	Withdrawn
2010-1473	Odd Fellows Hall Association	Withdrawn
2010-1493	575 Francisco Street, LLC	Withdrawn
2010-1566	Zayd Faidi	Withdrawn
2010-1587	Zayd Faidi	Withdrawn
2010-1597	Annette Perry	Withdrawn
2010-1598	Annette Perry	Withdrawn
2010-1621	David Himy	Withdrawn
2010-1632	Joseph Daneshgar	Withdrawn
2010-1633	Joseph Daneshgar	Withdrawn
2010-1634	Joseph Daneshgar	Withdrawn
2010-1693	North Point Investment, LLC	Postponed
2010-1778	Kathryn Reed	Postponed

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Wednesday, May 9, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board May 9, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 9, 2012, at 9:32 a.m.

Present: Lawrence Lee, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

With the following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board heard evidence and testimony from the Assessor in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1810	Abraham Panossian	Verbal Stipulation Approved by 2 to 1 vote with Ms. Robinson dissenting
2010-2118	Sutters/Stockton LLC	Verbal Stipulation Approved
2010-2121	Six Twenty-Five St LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1806	Park Macarthur Assoc LLC	Postponed
2010-1807	Young Kim	Postponed
2010-1808	Kil Oh	Postponed
2010-1809	James Tong	Withdrawn
2010-1928	John Kirkwood	Withdrawn
2010-2066	Sansome & Pacific Investments	Withdrawn
2010-2070	432 Ivy LLC	Postponed
2010-2095	ASB/Blatteis Powell, LLC	Withdrawn
2010-2096	Cartwright Hotel Co LLC	Withdrawn
2010-2097	Monticello Hotel, LLC	Postponed
2010-2099	Villa Florence Hotel, LLC	Postponed

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RECESS

The Board, at the hour of 10:45 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32 p.m.

Present: Lawrence Lee, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2443	Sonja Moelleken	Verbal Stipulation Approved
2010-2448	Richard Haney	Submitted
2010-2468	Scott Haskins	Verbal Stipulation Approved
2010-2509	Laurie Sizemore	Verbal Stipulation Approved
2010-2845	Yuen Revocable Trust	Verbal Stipulation Approved
2010-3077	Terry Terajima	Submitted
2010-3177	Joyce Reitman	Verbal Stipulation Approved
2010-4046	Margaret Smit	Submitted
2010-4124	Kerry Lundy	Submitted

At the hour of 3:41 p.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 4:05 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2448	Richard Haney	A.V. Lowered (Board)
2010-3077	Terry Terajima	A.V. Lowered (Board)
2010-4046	Margaret Smit	A.V. Lowered by Board, but Higher than Assessor's Recommended Value
2010-4124	Kerry Lundy	Denied

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2661	Bjorn Ovick	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2493	George Christodoulou	Withdrawn
2010-3076	Clodel Gosuico	Postponed
2010-3833	Susie Lim	Withdrawn

There being no further business, the Board, at the hour of 4:12 p.m., recessed to reconvene Thursday, May 10, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, May 10, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 10, 2012, at 9:30 a.m.

Present: Lawrence Lee, Richard Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

With the following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-2058	Arden Realty LP	Verbal Stipulation Approved
2010-2059	Arden Realty LP	Verbal Stipulation Approved
2010-2061	Arden Realty LP	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1918	Fifield Echelon Investors, LLC	Withdrawn
2009-3260	OP & F Stevenson Corp	Postponed
2009-3261	OP & F Stevenson Corp	Postponed
2010-1466	Honorway Investment Corp	Withdrawn
2010-1467	Honorway Investment Corp	Withdrawn
2010-1468	Honorway Investment Corp	Withdrawn
2010-1515	Glenborough San Francisco, LLC	Withdrawn
2010-1518	Glenborough San Francisco, LLC	Withdrawn
2010-1943	Fifield Echelon Investors, LLC	Withdrawn
2010-2075	William-Sonoma Inc.	Withdrawn
2010-2123	Core Fund Stevenson Prpty LLC	Postponed
2010-2139	Core Fund Stevenson Prpty LLC	Postponed

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The Board, at the hour of 10:20 a.m., recessed to reconvene at 1:30 p.m.

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RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Lawrence Lee, Diane Robinson and Mark Watts

Quorum present

Chairperson: Diane Robinson, Presiding

With the following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1206	Sangiacomo Family Trust	Verbal Stipulation Approved
2010-1207	Sangiacomo Family Trust	Verbal Stipulation Approved
2010-1795	1221 Jones, LLC	Verbal Stipulation Approved
2010-1926	Mission Street Property, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1464	Redevelopment Agency SFCC	Postponed
2010-1785	Stockbridge 138 New Montgomery	Postponed
2010-1908	Emporium Development, LLC	Withdrawn
2010-2014	Howard Street Associates	Postponed
2010-2015	HB-225 California, LLC	Withdrawn
2010-2074	Williams-Sonoma, Inc.	Withdrawn
2010-2100	Villa Florence Hotel, LLC	Postponed
2010-2101	Villa Florence Hotel, LLC	Postponed
2010-2102	Villa Florence Hotel, LLC	Postponed
2010-2103	Villa Florence Hotel, LLC	Postponed

There being no further business, the Board, at the hour of 2:50 p.m., recessed to reconvene Monday, May 14, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, May 16, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, May 11, 2012, at 9:38 a.m.

Present: Mervin Conlan, Louisa Mendoza and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1386	Lesley Wolff	Verbal Stipulation Approved
2010-1841	1905 Mission Street, LLC	Verbal Stipulation Approved
2010-1843	1905 Mission Street, LLC	Verbal Stipulation Approved
2010-2677	Paustenbach Trust	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1524	Gap, Inc.	Postponed
2010-2076	Williams-Sonoma, Inc.	Postponed
2010-2078	Williams-Sonoma, Inc.	Postponed
2010-2079	Williams-Sonoma, Inc.	Postponed
2010-2613	Kailath Family Partnership	Withdrawn
2010-2955	Jalasai Bapu, LLC	Withdrawn
2010-2965	Carol Lee 1668 Investment	Withdrawn
2010-2968	Macbeath Hardware Company	Withdrawn
2010-2973	San Francisco Granada Apts	Withdrawn
2010-2985	J&L Andreini Trust	Postponed
2010-2988	Steam & Plumbing Service Corp	Withdrawn
2010-2933	Raphael Chan-Sew	Withdrawn
2010-2996	Rubin-Wu/Li-Yuan, Wu Trust	Withdrawn

There being no further business, the Board, at the hour of 10:25 a.m., recessed to reconvene Monday, May 14, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 14, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, May 14, 2012, at 9:30 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2603	Trinh Pham	Verbal Stipulation Approved
2010-2605	John Lee	Verbal Stipulation Approved
2010-3093	Patrick Doherty	Submitted
2010-3094	Patrick Doherty	Submitted
2010-3096	Patrick Doherty	Submitted
2010-3097	Patrick Doherty	Submitted
2010-3098	Patrick Doherty	Submitted
2010-3121	The Church in San Francisco	Submitted

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At the hour of 10:55 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 11:15 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3093	Patrick Doherty	A.V.Lowered (Assessor)
2010-3094	Patrick Doherty	A.V.Lowered (Assessor)
2010-3096	Patrick Doherty	A.V.Lowered (Assessor)
2010-3097	Patrick Doherty	A.V.Lowered (Board)
2010-3098	Patrick Doherty	A.V.Lowered (Board)
2010-3121	The Church in San Francisco	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3124	Bing Kew Yee	Denied-No Show
2010-3126	Bing Kew Yee	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2601	Franklin Tower LLC	Withdrawn
2010-2602	Norman Fargo	Withdrawn

Appeal No.	Name	Disposition
2010-2604	Suncor Holdings Cop2 LLC	Withdrawn
2010-2607	BPBH Limited Partnership	Withdrawn
2010-3095	S. Slater & Son, Inc.	Withdrawn

There being no further business, the Board, at the hour of 11:20 a.m., recessed to reconvene Friday, May 18, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, May 18, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 14, 2012, at 1:33 p.m.

Present: Greg Blaine, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

With the following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-2130	Flatiron Building, LLC	Verbal Stipulation Approved
2010-2894	Mathews 300 3rd Street, LP	Verbal Stipulation Approved
2010-3125	Saranya Chaichana	Continued for 60 days

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2151	Trophy Properties B&A-2, LLC	Postponed
2010-2188	Warwick California Corp.	Postponed
2010-2189	Warwick California Corp.	Postponed
2010-2275	Brooks Properties One Grant	Withdrawn
2010-2417	Lincoln ASB Pine LLC	Postponed
2010-2483	GLL US Office LP	Withdrawn
2010-2563	332 Pine Associates LLC	Withdrawn
2010-2564	580 Market Associates LLC	Withdrawn
2010-2566	944 Market Associates LLC	Postponed
2010-2895	Eiselman Living Trust	Withdrawn
2010-2945	Steven Gunders	Withdrawn

There being no further business, the Board, at the hour of 4:06 p.m., recessed to reconvene Tuesday, May 15, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, May 16, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the Administrative meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, May 15, 2012, at 9:30 a.m.

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Present: Jeffrey Morris, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from the parties regarding various administrators matters pertaining the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-0642	Jose Ramon Valenciano	Reinstated Application
2010-0855	David Troup	Reinstated Application
2010-1449	Louise Model	Reinstated Application
2010-1526	The Gap, Inc.	Reinstated Application
2010-1914	Vaughn Brown	Reinstated Application; 2-1 vote with Chairperson Morris dissenting
2010-2248	Steve Hwang	Reinstated Application
2010-4807	Save Mart Supermarkets	Reinstated Application; approved amending to a Prop 8 appeal
2011-0145	Boris Khersonski	Approved Amending to a Base Year Appeal
2011-5513	Karl Hutter	Accepted as Timely Filed
2011-5514	Karl Hutter	Accepted as Timely Filed
2011-5928	William Saltz	Accepted as Timely Filed
2011-5929	William Saltz	Accepted as Timely Filed
2011-5930	William Saltz	Accepted as Timely Filed
2011-5985	Edgar Torres	Accepted as Timely Filed

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing on administrative issues as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0984	John Kirkpatrick	Request to Reinstate Denied
2010-1568	Cathy Yih	Request to reinstate Denied
2010-1572	Sonia Yeung	Request to reinstate Denied
2010-1625	Moon Kang	Request to reinstate Denied
2010-1905	Timothy O'Donovan	Request to reinstate Denied
2010-2635	Melissa Hinde	Request to reinstate Denied
2010-2732	Ali Bastani	Request to reinstate Denied
2010-4322	Manuel Garcia	Request to reinstate Denied

There being no further business, the Board, at the hour of 11:45 a.m., recessed to reconvene Monday, May 21, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, May 24, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 16, 2012, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Gregory Blaine

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3283	Glenborough San Francisco LLC	Verbal Stipulation Approved
2010-1471	CA-Mission Street, LP	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3280	Glenborough San Francisco, LLC	Withdrawn
2009-3281	Glenborough San Francisco, LLC	Withdrawn
2009-3282	Glenborough San Francisco, LLC	Withdrawn
2009-3284	Glenborough San Francisco, LLC	Withdrawn
2009-3286	Glenborough San Francisco, LLC	Withdrawn
2009-3287	Glenborough San Francisco, LLC	Withdrawn
2009-3288	Glenborough San Francisco, LLC	Withdrawn
2009-3289	Glenborough San Francisco, LLC	Withdrawn
2010-0851	123 Mission, LLC	Withdrawn
2010-0853	123 Mission, LLC	Withdrawn
2010-1516	Glenborough San Francisco, LLC	Withdrawn
2010-1519	Glenborough San Francisco, LLC	Withdrawn
2011-0877	123 Mission, LLC	Postponed
2011-0878	123 Mission, LLC	Postponed
2011-1810	CA-Mission Street, LP	Postponed

There being no further business, the Board, at the hour of 11:05 a.m., recessed to reconvene Monday, May 21, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, May 31, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, May 18, 2012, at 1:35 p.m.

Present: Louisa Mendoza, Rich Lee and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-6098	San Francisco Westgate Apts	Submitted
2010-2717	Cooper Pugeda Management	Submitted
2010-3618	Myrtle Brown	Submitted

At the hour of 3:10 p.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 3:30 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6098	San Francisco Westgate Apts	A.V.Lowered (Assessor)
2010-2717	Cooper Pugeda Management	A.V.Lowered (Board)
2010-3618	Myrtle Brown	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6108	San Francisco Westgate Apts	Postponed
2009-6109	San Francisco Westgate Apts	Postponed
2009-6247	James To	Postponed
2010-3009	James To	Postponed

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There being no further business, the Board, at the hour of 3:35 p.m., recessed to reconvene Monday, May 21, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 22, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, May 21, 2012, at 9:32 a.m.

Present: Diane Robinson, Mark Watts and John McGary

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0491	Hui Guan	A.V.Lowered (Assessor)
2010-1110	Robert Ramsey	Verbal Stipulation Approved
2010-1559	Edward Newell	Verbal Stipulation Approved

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The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0095	Wai Fung Trading Corp	Denied-No Show
2010-1249	Kenneth Schmier	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3302	Peter Sperling	Postponed
2009-3303	Peter Sperling	Postponed
2009-3304	Sperling Irrevocable Trust	Postponed
2010-1267	Tenth and Market, LLC	Withdrawn
2010-1658	Hansen Family Trust	Postponed
2010-1659	Hansen Family Trust	Postponed
2010-1660	Hansen Family Trust	Postponed
2010-1927	James Partridge	Postponed

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There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Tuesday, May 22, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, May 30, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, May 22, 2012, at 9:30 a.m.

Present: Scott Spertzel, Louisa Mendoza and John McGary and

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4788	Christopher Babel	Submitted
2009-6317	Waukeen McCoy	Postponed during the hearing
2010-2183	Trophy Properties	Verbal Stipulation Approved
2010-4880	Waukeen McCoy	Submitted

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At the hour of 10:50 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 11:10 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4788	Christopher Babel	A.V.Lowered (Board)
2010-4880	Waukeen McCoy	A.V.Lowered by Board, higher than Assessor's recommended value

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5495	Woo Revocable Trust	Postponed
2010-0283	Robert Alberts	Postponed
2010-0749	JP Morgan Chase	Withdrawn
2010-0750	JP Morgan Chase	Withdrawn
2010-0751	JP Morgan Chase	Withdrawn
2010-0752	JP Morgan Chase	Withdrawn
2010-2152	Trophy Properties	Withdrawn
2010-2153	Trophy Properties	Withdrawn
2010-4624	JP Morgan Chase	Withdrawn
2010-5344	Robert Alberts	Postponed

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There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Thursday, June 7, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, May 30, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 24, 2012, at 9:30 a.m.

Present: Diane Robinson, Lawrence Lee and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2184	VNO Patson Van Ness Holdings	Submitted
2010-2185	VNO Patson Van Ness Holdings	Submitted
2010-2186	VNO Patson Van Ness Holdings	Submitted
2010-2187	VNO Patson Van Ness Holdings	Submitted
2010-2891	Federal Reserve Bank of SF	Verbal Stipulation Approved

At the hour of 11:10 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 11:40 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2184	VNO Patson Van Ness Holdings	A.V. Lowered (Assessor)
2010-2185	VNO Patson Van Ness Holdings	A.V. Lowered by Board, higher than assessor's recommended value
2010-2186	VNO Patson Van Ness Holdings	A.V. Lowered (Board)
2010-2187	VNO Patson Van Ness Holdings	A.V. Lowered by Board, higher than assessor's recommended value

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0850	CDC San Francisco, LLC	Postponed
2009-3112	Charles Schwab	Postponed
2010-2623	CDC San Francisco, LLC	Postponed
2010-3011	Charles Schwab & Co.,	Postponed

There being no further business, the Board, at the hour of 11:50 a.m., recessed to reconvene Wednesday, May 30, 2012, at 9:30 a.m.

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Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, May 30, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, May 30, 2012, at 1:30 p.m.

Present: Mark Watts, Scott Spertzel and Richard Lee

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1422	Andrew Pennell	A.V. Lowered (Board)
2010-5813	1401 Howard, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3888	Noriega Capital Group LLC	Postponed
2009-4164	HD Supply Co.	Withdrawn
2009-4287	1401 Howard, LLC	Postponed
2010-0261	Mahmoud Larizadeh	Postponed
2010-0262	Mahmoud Larizadeh	Postponed
2010-0263	Mahmoud Larizadeh	Postponed
2010-0264	Mahmoud Larizadeh	Postponed
2010-0265	Mahmoud Larizadeh	Postponed
2010-0266	Mahmoud Larizadeh	Postponed
2010-0267	Mahmoud Larizadeh	Postponed
2010-0268	Mahmoud Larizadeh	Postponed

There being no further business, the Board, at the hour of 2:40 p.m., recessed to reconvene Thursday, May 21, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 10, 2012

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 31, 2012, at 9:30 a.m.

Present: Jeffrey Morris, Scott Spertzel and Mervin Conlan

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed application for change in the assessed valuation of property affecting the 2010 assessment roll, the Board heard evidence and testimony from the Assessor in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2911	PPF OFF 150 California, LP	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2819	HEI San Francisco, LLC	Postponed
2010-3063	China Basin/SF LLC	Withdrawn
2010-3188	Avalonbay Communities, Inc.	Postponed
2010-3189	Avalonbay Communities, Inc.	Postponed
2010-3190	Avalonbay Communities, Inc.	Postponed
2010-3192	Avalonbay Communities, Inc.	Postponed

There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene Friday, June 1, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, June 01, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, June 1, 2012, at 9:30 a.m.

Present: Greg Blaine, Scott Spertzel and Mervin Conlan

Quorum present

Chairperson: Greg Blaine, Presiding

On the following listed application for change in the assessed valuation of property affecting the 2009 assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1026	PHF Ruby, LLC	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2309	CDC San Francisco, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2150	Personality Hotels III LLC	Postponed
2010-2276	Brooks Properties SF LLC	Withdrawn
2010-2892	San Francisco Waterfront Par	Postponed
2010-4974	Scott Granville	Postponed

There being no further business, the Board, at the hour of 10:25 a.m., recessed to reconvene Tuesday, June 5, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 11, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, June 5, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 and 2010 assessment rolls being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5478	BPBH Limited Partnership	Verbal Stipulation Approved
2010-2576	Fang Da Properties, Inc & Bush	Postponed at Hearing
2010-2577	Fang Da Properties, Inc & Bush	Postponed at Hearing
2010-2578	Fang Da Properties, Inc & Bush	Postponed at Hearing
2010-2579	Fang Da Properties, Inc & Bush	Postponed at Hearing
2010-2580	Fang Da Properties, Inc & Bush	Postponed at Hearing
2010-2583	BPBH Limited Partnership	Verbal Stipulation Approved
2010-2609	Toy Real Estate Investment Co	Submitted

At the hour of 10:55 a.m. the Board went into closed session to deliberate the above-referenced submitted application. The Board reconvened in open session at 11:15 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2609	Toy Real Estate Investment Co	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2573	Miriwa Center Investments	Withdrawn
2010-2587	Paul Le	Withdrawn
2010-2829	Rubin - Wu Family Trust	Withdrawn
2010-2935	Edward Frey	Withdrawn
2010-2958	Russell Flynn	Withdrawn

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Appeal No.	Name	Disposition
2010-2966	Vallejo View Apartments LP	Withdrawn
2010-2967	Russell Flynn 1990 Revocable	Withdrawn
2010-2981	Casa Flynn LLC	Withdrawn
2010-2983	Russell Flynn	Withdrawn
2010-3062	Marwan Hannon	Withdrawn

RECESS

The Board, at the hour of 11:25 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 and 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1940	Upper Market Place, LLC	Verbal Stipulation Approved
2010-3482	Upper Market Place, LLC	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2434	Henry Ho Young	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2447	Geary-Market Investments	Withdrawn
2010-2470	Nellie Young	Withdrawn
2010-2482	San Mateo Land Exchange	Postponed
2010-2485	Anson Kwan	Withdrawn
2010-2885	Murphy & Moore Family Trust	Withdrawn
2010-2893	1540 Bush St LLC	Withdrawn
2010-3163	Mark Sodini	Withdrawn
2010-3183	Ellis Larkin LLC	Withdrawn
2010-4049	Nasir Patel	Withdrawn

There being no further business, the Board, at the hour of 2:25 p.m., recessed to reconvene Monday, June 11, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board June 13, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, June 7, 2012, at 9:32 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-3182	Scott Peterson	Verbal Stipulation Approved
2010-3198	Bulkley Family LP	Submitted
2010-3199	Guillaume Gavillet	Submitted
2010-3202	Johnny Iwan	Submitted
2010-3233	Amit Kurich	Submitted
2010-3252	Eric Rindal	Submitted
2010-3478	Allan Phillips	Submitted
2010-3525	Stanley Anastasio	Verbal Stipulation Approved

At the hour of 11:55 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 12:30 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3198	Bulkley Family LP	Submitted
2010-3199	Guillaume Gavillet	A.V.Lowered (Board)
2010-3202	Johnny Iwan	A.V.Lowered (Board)
2010-3233	Amit Kurich	A.V.Lowered (Board)
2010-3252	Eric Rindal	A.V.Lowered (Board)
2010-3478	Allan Phillips	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3179	Premium Port Wines Inc.	Withdrawn
2010-3422	Michael Tcheng	Postponed
2010-3431	David Wilson	Postponed

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2010-3516	John O'Connor	Postponed
2010-3517	John O'Connor	Withdrawn
2010-3543	Joshua Taylor	Withdrawn

RECESS

The Board, at the hour of 12:35 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Scott Spertzel, Fred Perez and Ed Campaña

Quorum present

Chairperson: Scott Spertzel, Presiding

On the following listed applications for change in the assessed valuation of property affecting the 2010 assessment roll, the Board heard evidence and testimony from the Assessor in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2611	Gary Haynes	Verbal Stipulation Approved
2010-2612	Dominic Brennan	Verbal Stipulation Approved
2010-2652	Daune Finke	Verbal Stipulation Approved
2010-2850	Elizabeth Hribar	Verbal Stipulation Approved
2010-2960	Fiaz Hossain	Verbal Stipulation Approved
2010-2982	Bing Xia	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2615	Joseph Carcione	Withdrawn
2010-2847	Alvarez/Diaz Revocable Trust	Withdrawn
2010-2849	Christina Lee	Withdrawn
2010-2962	1065 South Van Ness LLC	Withdrawn
2010-2971	Irene Lee	Postponed
2010-3256	Irene Lee	Postponed

There being no further business, the Board, at the hour of 2:20 p.m., recessed to reconvene Tuesday, June 12, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Morning Session Approved by the Board on June 12, 2012
Afternoon Session Approved by the Board on June 21, 2012

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, June 12, 2012, at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-3257	Zocalo Properties, LLC	Verbal Stipulation Approved
2010-3383	Sinc Investments, LLC	Submitted
2010-3385	Sinc Investments, LLC	Submitted
2010-3386	Sinc Investments, LLC	Submitted
2010-3388	Sinc Investments, LLC	Submitted
2010-3390	Sinc Investments, LLC	Submitted

At the hour of 10:55 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 11:15 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3383	Sinc Investments, LLC	A.V.Lowered (Board)
2010-3385	Sinc Investments, LLC	A.V.Lowered (Board)
2010-3386	Sinc Investments, LLC	A.V.Lowered (Board)
2010-3388	Sinc Investments, LLC	A.V.Lowered (Board)
2010-3390	Sinc Investments, LLC	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3271	Chang Income Property Partner	Postponed
2010-3311	Arowood, Inc.	Withdrawn
2010-3325	RTRN Investment LLC	Withdrawn

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2010-3326	1888 Geneva LLC	Postponed
2010-3352	Mosser, Charles W.	Postponed
2010-3529	16th Street Center LLC	Withdrawn
2010-3530	RJC 1993 Living Trust	Postponed

RECESS

The Board, at the hour of 11:20 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Louisa Mendoza, Meg Ruxton and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2994	Smith Community Property	Verbal Stipulation Approved
2010-3054	Paul Nazarian	Submitted
2010-3132	Lin Lin	Verbal Stipulation Approved
2010-3170	Clifford Young	Continued
2010-3181	Harry Ming	Submitted
2010-3715	Peggy Bair	A.V. Lowered (Board)

At the hour of 3:10 p.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 3:25 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3054	Paul Nazarian	A.V. Lowered by Board, higher than Assessor's recommended value
2010-3181	Harry Ming	Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2990	Raphael Chan-Sew	Withdrawn
2010-2991	PTB Family Revoc Trust	Withdrawn
2010-3031	Kim Family Trust	Withdrawn
2010-3155	Clive McCarthy	Postponed
2010-3180	Harry Ming	Withdrawn
2010-3366	Zein Yountchi	Withdrawn
2010-3793	Graham Bennett	Withdrawn

There being no further business, the Board, at the hour of 3:30 p.m., recessed to reconvene Thursday, June 21, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board June 20, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, June 13, 2012, at 9:35 a.m.

Present: Edward Campaña, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3347	1499 California Street, LLC	Denied; No-Show
2010-4310	Eric Benson	Verbal Stipulation Approved
2010-4349	David Stewart	Verbal Stipulation Approved
2010-4350	Siavash Tahbazof	Verbal Stipulation Approved
2010-4354	Terri Zee	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3460	10 UN Plaza Associates	Withdrawn
2010-2526	Handlery Hotels, Inc.	Postponed
2010-2527	Handlery Hotels, Inc.	Postponed
2010-2528	Handlery Hotels, Inc.	Withdrawn
2010-2571	Wonderly William Chandler	Withdrawn
2010-3024	Park MacArthur Associates, LLC	Withdrawn
2010-3025	Esterle, LLC	Postponed
2010-3026	Gajanan, Inc.	Postponed
2010-3293	10 UN Plaza Associates	Postponed
2010-3349	Bon Aire Group, LLC	Withdrawn
2010-4304	3D Investments IV	Withdrawn
2010-4317	Puriqima Culdice	Postponed
2010-4320	Jerome Dodson	Withdrawn
2010-4336	Jack Lapidos	Withdrawn

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RECESS

The Board, at the hour of 10:35 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Edward Campaña, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2691	Hotaling Partners, LLC	Verbal Stipulation Approved
2010-2697	Pacific Partners, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2694	Eclipse Champagne Building, LLC	Withdrawn
2010-2970	Petes Building, LLC	Withdrawn
2010-2972	Geary Estate Association LP	Withdrawn
2010-2975	Haight & Fillmore Association	Withdrawn
2010-2976	Russell Flynn Trust	Withdrawn
2010-2977	Barbara Apartments	Withdrawn
2010-2978	Warrington Apartments, LLC	Withdrawn
2010-3215	Byron Meyer	Withdrawn
2010-3266	Turnberry Lansing	Withdrawn
2010-3282	Borux International Corp.	Postponed
2010-3305	Bryant Springs, LLC	Withdrawn
2010-3327	Clifford Smith	Withdrawn
2010-4332	Gary Jimenez	Withdrawn

There being no further business, the Board, at the hour of 2:05 p.m., recessed to reconvene Thursday, June 14, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board June 14, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, June 14, 2012, at 9:32 a.m.

Present: Richard Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value. The Board then took certain action, as specified under this date, on the original of the respective applications:

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#82
#2
6/14/12

Appeal No.	Name	Disposition
2010-2914	PPF OFF One Maritime Plaza, LP	Verbal Stipulation Approved
2010-2916	PPF OFF One Maritime Plaza, LP	Verbal Stipulation Approved
2010-2918	PPF OFF One Maritime Plaza, LP	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3194	Avalonbay Communities, Inc.	Postponed
2010-3195	Avalonbay Communities, Inc.	Postponed
2010-3240	333 Market Street, LLC	Postponed
2010-3439	SHR St. Francis, LLC	Postponed
2010-3441	SHR St. Francis, LLC	Postponed
2010-5369	Avalonbay Communities, Inc.	Postponed

There being no further business, the Board, at the hour of 10:20 a.m., recessed to reconvene Monday, June 18, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board June 18, 2012

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, June 18, 2012, at 9:32 a.m.

Present: Edward Campaña, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 and 2010 assessment rolls being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3217	GLL Fremont Street Partners	Submitted
2010-4628	GLL Fremont Street Partners	Submitted

At the hour of 10:40 a.m. the Board went into closed session to deliberate the above-referenced submitted applications. The Board reconvened in open session at 11:00 a.m. and took certain action, as specified under this date, on the original of the respective applications:

SF
A 82
#2
6/18/12

Appeal No.	Name	Disposition
2009-3217	GLL Fremont Street Partners	Verbal Stipulation Approved
2010-4628	GLL Fremont Street Partners	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2825	Mosten Management Co., Inc.	Postponed
2010-3131	Marriott International	Postponed
2010-3134	Marriott International	Postponed
2010-3136	Marriott International	Postponed
2010-3307	Mosten Management Co., Inc.	Postponed
2010-4602	Teachers Insurance & Annuity	Withdrawn
2010-4603	Teachers Insurance & Annuity	Withdrawn
2010-4604	Teachers Insurance & Annuity	Withdrawn
2010-4605	Teachers Insurance & Annuity	Withdrawn
2010-4606	Teachers Insurance & Annuity	Withdrawn

There being no further business, the Board, at the hour of 11:07 a.m., recessed to reconvene Thursday, June 21, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by Board on June 21, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, June 20, 2012, at 9:42 a.m.

Present: Mervin Conlan, John McGary and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:45 a.m. to continue deliberating and take possible action on the below listed application.

SF
A82
#2
6/20/12

At the hour of 10:32 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6613	Lola Bice	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 10:38 a.m. recessed to reconvene Thursday, June 21, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by Board on June 22, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, June 21, 2012, at 9:30 a.m.

Present: Mervin Conlan, Louisa Mendoza and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3034	Inja Yang	Submitted
2009-4583	Peggy Wang	Postponed by Board at Hearing
2009-4821	Shing Kit Lee	Submitted
2009-4822	Shing Kit Lee	Submitted
2009-4823	Shing Kit Lee	Postponed by Board at Hearing
2010-0166	Christine Troy	Submitted
2009-1699	Inja Yang	Submitted
2009-1700	Inja Yang	Submitted
2010-4063	Yan Yang	Submitted
2010-4197	Andrew Lovett	Postponed by Board at Hearing
2010-4254	Sean Kelly	Submitted

At the hour of 12:13 p.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 1:08 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3034	Inja Yang	A.V. Lowered (Board)
2009-4821	Shing Kit Lee	A.V. Lowered (Board)
2009-4822	Shing Kit Lee	A.V. Lowered (Board)
2010-0166	Christine Troy	A.V. Lowered (Board)
2009-1699	Inja Yang	Verbal Stipulation Approved
2009-1700	Inja Yang	Verbal Stipulation Approved
2010-4063	Yan Yang	A.V. Lowered (Board)
2010-4254	Sean Kelly	A.V. Lowered (Board); 2-1 vote with Chairman Spertzel dissenting to a higher value.

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There being no further business, the Board, at the hour of 1:13 p.m. recessed to reconvene Monday, June 25, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 10, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, June 21, 2012, at 1:34 p.m.

Present: Joyce Lewis, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from both parties in support of a Written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2029	TJ Cotugno Holdings, LLC	Stipulation Approved
2010-2398	Martin Sabelli	Stipulation Approved
2010-4018	Wells Fargo Bank	Stipulation Approved

SF
ASE
#2
6/21/12

The following listed applicants for change in the assessed valuation of property affecting the various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1204	Forward One, LLC	Withdrawn
2010-1205	Forward One, LLC	Withdrawn
2010-5028	Norman Ellingson	Withdrawn
2010-5241	Winston Ashmeade	Postponed

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll being present and heard on legal issues only regarding the change in ownership, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5309	Darlene Keyer-Jaworski	Submitted

At the hour of 2:26 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 3:05 p.m. and announced that no action was taken on the original of the respective application.

There being no further business, the Board, at the hour of 3:12 p.m., recessed to reconvene Thursday, June 28, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 18, 2012

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, June 22, 2012, at 9:35 a.m.

Present: Diane Robinson, Meg Ruxton and Ed Campaña

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0745	Michael Shigezane	Submitted
2010-2173	Nayer Style	A.V. Lowered (Assessor)
2010-4402	Howard Schindler	Submitted
2010-4795	Peter McCaffrey	Submitted
2010-4810	John Audino	Submitted
2010-4868	Leah Tracy	Verbal Stipulation Approved

At the hour of 11:25 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:50 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0745	Michael Shigezane	Denied
2010-4402	Howard Schindler	A.V. Lowered (Board)
2010-4795	Peter McCaffrey	A.V. Lowered (Assessor)
2010-4810	John Audino	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5091	Nicholas Berg	Denied-No Show
2010-5093	Lacey Berg	Denied-No Show
2010-5094	Norman Wong	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3646	Charles Clemens	Postponed
2010-5082	Jayanthi Ravikumar	Postponed

There being no further business, the Board, at the hour of 12:13 p.m. recessed to reconvene Tuesday, June 26, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 2, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, June 25, 2012, at 9:35 a.m.

Present: Louisa Mendoza, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6596	Rachel Lee	Submitted
2010-2131	Thieu Bleu	Submitted
2010-4609	Chau Trinh	Submitted
2010-4668	Lin Lin	Submitted
2010-5097	Laura Onopchenko	Verbal Stipulation Approved

At the hour of 11:00 a.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 11:20 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6596	Rachel Lee	A.V.Lowered (Board)
2010-2131	Thieu Bleu	A.V.Lowered (Board)
2010-4609	Chau Trinh	A.V.Lowered (Assessor)
2010-4668	Lin Lin	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4183	Kristi Garcia	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3443	Benson Revocable Trust	Postponed
2010-4657	Wai-Fong Cheung	Postponed
2010-4676	Mark Thamkul	Postponed
2010-4748	Jill Antoine	Postponed

There being no further business, the Board, at the hour of 11:25 a.m. recessed to reconvene Wednesday, June 27, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, June 27, 2012

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, June 27, 2012, at 9:30 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0855	David Troup	Submitted
2010-1914	Vaughn Brown	Verbal Stipulation Approved
2010-4839	Pete Collins	Postponed at Hearing

At the hour of 10:25 a.m. the Board went into closed session to deliberate the above-referenced submitted application, and to take possible action. The Board reconvened in open session at 10:50 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0855	David Troup	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2414	Patrick Gallagher	Postponed
2010-2440	Sentinel Cremation Societies	Postponed
2010-2536	Zelte Crawford	Postponed

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2010-2637	Chia Investment LLC	Postponed
2010-2638	Chia Investment LLC	Postponed
2010-2639	Chia Investment LLC	Postponed
2010-2640	Chia Investment LLC	Postponed
2010-2663	Tom Hovorka	Withdrawn
2010-2664	Tom Hovorka	Withdrawn
2010-2665	Tom Hovorka	Withdrawn

There being no further business, the Board, at the hour of 11:05 a.m. recessed to reconvene Monday, July 2, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 2, 2012

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